



Capital Improvement Plan

2025-2030

Adopted June 18, 2025

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Executive Summary

A Promise to the Community

In 2020, the residents of Cass County demonstrated their support for a brighter future by passing a tax levy dedicated to enhancing library services and facilities. This levy came with a promise: to provide updated library facilities and additional service points that would enrich our community for years to come. The Cass County Public Library's Capital Improvement Plan (CIP) for 2025 through 2030 is the realization of that promise. This CIP is adopted in accordance with the Capital Financing and Debt Management Policy adopted by the Cass County Public Library on March 16, 2022.

Planning Process

This comprehensive plan is the product of a meticulous planning process that included touring existing facilities, gathering valuable insights from library staff, leveraging professional consulting expertise, and integrating findings from community needs assessments and feasibility studies. Each step of this process was guided by the library's mission to provide informational, educational, and enrichment services through a comprehensive and efficient library system.

Responsible Financial Stewardship

The library is committed to making sound financial decisions, utilizing the revenue now generated as a result of the voters' approval of the 2020 tax levy to invest responsibly in library facilities. By aligning our financial strategy with our community's vision, we aim to deliver modern, accessible, and welcoming library spaces without the need for additional tax increases.

Plan Objectives

The 2025-2030 CIP sets forth clear objectives:

- To provide safe, secure, and inviting facilities that meet the needs of both patrons and staff.
- To establish greater control over maintenance quality and build the library district's assets by moving toward facility ownership.
- To create flexible spaces that support community use, programming, education, and access to services.
- To bring facilities into compliance with ADA standards.

Vision for the Future

This plan is not merely about constructing and renovating buildings—it is about building library district assets, enhancing community engagement, and creating vibrant spaces that adapt to the evolving needs of Cass County residents. We look forward to working with our community partners, stakeholders, and patrons as we bring these exciting projects to life and continue to build a library system that supports learning, engagement, and community connection for all.

Summary List of Projects

Project	Estimated Cost
Outreach Vehicle	\$44,805
Drexel Branch Renovation	\$20,000
Royal Street Annex Upgrades	\$48,000
Harrisonville Branch/Admin Offices	\$8,300,000
Pleasant Hill Security Upgrades and StoryWalk®	\$102,200
Garden City Expansion	\$400,000
Raymore Branch (Proposed)	\$8,600,000
Archie Branch Security Upgrades	\$1,000
Northern Resource Center Security	\$12,000
Facilities Staff Development	\$180,000
Estimated Total Cost (Excluding Pending)	\$17,708,005

Outreach Vehicle



Year: 2025

Vehicle: Chrysler Pacifica Select

Procured from: Corwin Chrysler Dodge Jeep Ram of Springfield via the State of Missouri Cooperative Procurement Purchasing Program

Expand the library's vehicle fleet by acquiring a van to support outreach services transportation throughout Cass County.¹

- Timeline: Completed May of 2025
- Final Cost: \$44,805 (vehicle cost plus delivery)
- Funding Year: 2025
- Funding Source: Allocated revenue from Capital Services-Automotive Budget Line in the approved 2025 Budget.

¹ Completed prior to formal CIP adoption in alignment with planned initiatives.

Drexel Branch



Year Built: 1989

Status: Lease

Additions/Renovations: None

Gross Square Footage: 2,000 SF

Update finishes and fixtures and improve the layout of the branch to include interior and exterior paint, new exterior signage and landscaping, carpet replacement, add electric strike lock system, and update the bathroom to comply with ADA standards.²

- Timeline:
 - Exterior: Completed in June of 2025
 - Interior: Fall of 2025
- Estimated Cost: \$20,000
- Funding Year: 2025
- Funding Source: Allocated revenue from Branch Improvements Budget Line in the approved 2025 Budget.

² Exterior renovations began in April 2025 and were completed in June 2025, prior to formal adoption of this Capital Improvement Plan.

Royal Street Annex



Year Built: 1986

Status: Own

Additions/Renovations: 2024 garage door modification

Gross Square Footage: 4,800 SF

Seal metal roof, upgrade technology security and infrastructure, renovate the 2nd floor into shared office space to include a staff break room and meeting room, update restrooms to ADA-compliance, paint the exterior, add signage, and install electric strike lock system.³

- Timeline: 2025
- Estimated Cost: \$48,000
- Funding Years: 2025
- Funding Source: Allocated revenue from Branch Improvements and Furniture and Equipment Budget Lines in the approved 2025 Budget.

³ Roof sealing was completed in April 2025, prior to formal adoption of this Capital Improvement Plan.

Harrisonville Branch/Administrative Offices



Year Built: 1985

Status: Lease

Additions/Renovations:

2014 Branch Computer Lab

2022 Branch Renovation with study rooms,
meeting room, juvenile area, and new furniture;
Admin office expansion

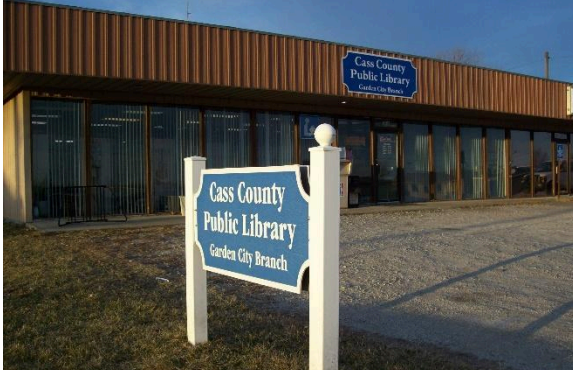
Gross Square Footage: 23,456 SF

Build a new 15,000 square foot building to house a branch library and administrative offices to include drive-up services, flexible meeting and study spaces, and outdoor space.⁴

- Timeline: 2025 - 2028
- Estimated Cost: \$8.3 million
- Funding Year: 2025
- Funding Source: Proceeds from 2025 Lease Purchase financing in the municipal capital markets.

⁴ A preferred site has been identified and is under due diligence pending a purchase contract. Platting and zoning are complete, schematic design is complete, and the site plan is currently under review with the City of Harrisonville as of June 2025.

Garden City Branch



Year Built: 1987

Status: Lease

Additions/Renovations: 2022/2023 renovation

Gross Square Footage: 3,000 SF

Expand the branch by adding a flexible meeting and programming space, public restrooms, two study rooms, and renovate the existing programming space to accommodate a staff break room, bring the existing restroom into ADA compliance, and add a security camera system and electric strike lock system.

- Timeline: 2026
- Estimated Cost: \$400,000
- Funding Year: 2026
- Funding Source: Allocated revenue from Branch Improvements and Furniture and Equipment Budget Lines in the approved 2026 Budget and landlord-funded improvements negotiated through lease revisions.⁵

⁵ The landlord has expressed willingness to cover some or all improvement costs as part of a revised lease agreement. Final contribution amounts will be determined through negotiation.

Pleasant Hill Branch



Year Built: 2023

Status: Own

Additions/Renovations: None

Gross Square Footage: 9,343 SF

Create a permanent StoryWalk® that includes landscaping to establish a park-like setting, ADA-compliant access from the branch building, and a small parking lot to support access from S. Independence Street; add an electric strike lock system and expand the security system to encompass the building exterior.

- Timeline:
 - Phase 1: 2025 - StoryWalk® path and signage
 - Phase 2: 2026 - Branch security upgrade; StoryWalk® landscaping
 - Phase 3: 2027 - ADA walkway from the branch to the StoryWalk®
 - Phase 4: 2028 - StoryWalk® parking
- Estimated Cost: \$102,200
- Funding Years: 2025-2028
- Funding Source: \$7949 donation from the CCPL Foundation and allocated revenue for Branch Improvements and Furniture and Equipment in the approved annual budgets for 2025 through 2028.

The StoryWalk® Project was created by Anne Ferguson and developed in collaboration with the Kellogg-Hubbard Library in Montpelier Vermont. Storywalk® is a registered service mark owned by the Kellogg-Hubbard Library.

Raymore Branch



Year Built: N/A (new construction)

Status: Proposed

Gross Square Footage: 13,500 SF

Build a new 13,500 square foot building to house a library branch to include drive-up services, flexible meeting and study spaces, and outdoor space.

- Timeline: 2028 - 2030
- Estimated Cost: \$8.6 million
- Funding Year: 2028⁶
- Funding Source: Immediate Term - Land purchase from unassigned/Capital Reserve funds; Long Term - Design from reserve funds as available. Construction from future financing in the municipal capital markets dependent on growth and projections in district revenues and expenditures.

⁶ The timeline and funding will ultimately depend on district revenues, debt capacity, and future board direction.

Archie Branch



Year Built: 2005

Status: Lease

Additions/Renovations: 2021 renovation for library

Gross Square Footage: 3,300 SF

Upgrade security camera system.

- Timeline: 2029
- Estimated Cost: \$1000
- Funding Year: 2029
- Funding Source: Allocated revenue from the Furniture and Equipment Budget Line in the approved 2029 Budget.

Northern Resource Center



Year Built: 1978

Status: Lease

Additions/Renovations:

2017 renovation for the library

2023 expansion and renovation

Gross Square Footage: 16,687 SF

Add an electric strike lock system.

- Timeline: 2029
- Estimated Cost: \$12,000
- Funding Year: 2029
- Funding Source: Allocated revenue from the Furniture and Equipment Budget Line in the approved 2029 Budget.

Facilities Staff Development

Increase maintenance staffing capacity to effectively manage ongoing facility needs and reduce reliance on external contractors for routine projects.

- Timeline: 2025-2030
- Estimated Cost: \$180,000
- Funding Year: Ongoing
- Funding Source: Allocated revenue for Personnel in each year's approved annual budget.

Proposed Project Schedule

2025

Outreach Vehicle
Drexel
Royal Street Annex
Harrisonville/Administrative Offices
Pleasant Hill Phase 1
Facilities Staff Development

2026

Harrisonville/Administrative Offices ongoing
Facilities Staff Development ongoing
Garden City
Pleasant Hill Phase 2

2027

Facilities Staff Development ongoing
Harrisonville/Administrative Offices completion
Pleasant Hill Phase 3

2028

Facilities Staff Development ongoing
Pleasant Hill Phase 4
Raymore

2029

Facilities Staff Development ongoing
Raymore ongoing
Northern Resource Center
Archie

2030

Facilities Staff Development ongoing
Raymore completion

This Capital Improvement Plan represents current priorities and best-available estimates. Project timelines, scopes, and budgets may adjust based on funding availability, community needs, and board direction.