Public Library of Cincinnati and Hamilton County
Facility Master Plan Draft Work Plan
v. 2019-02-20

Task 1: Vision
- PLCH initiative; goals + PM tools
- Data review
- Master plan vision
  - Impacts
  - CX
  - Partnerships
  - Service channels
  - Trends

Task 2: Facility Evaluations
- Facility assessments
  - Service/service model
  - CX
  - Operations
- Service levels + planning targets
  - Main Library
  - Branches
- Environmental scan

Task 3: Needs Assessment

Task 4: System Design
- System assessment
  - Mapping
  - Typologies
  - Access + capacity

Task 5: Facility Recommendations
- Branch opportunities
  - Facility improvements
  - Site expansion capacity
  - Proposed new/relocations
- Main Library opportunities
  - Program concepts
  - Design concepts

Task 6: Implementation Planning
- Cost modeling
  - Capital budgets
- Implementation strategies
  - Funding opportunities
  - Project sequencing criteria
  - Preliminary phasing

Task 7: FMP Report
- Draft + final report
- Final Board presentation

Participation

Project Management Team

Stakeholders

Staff Workshops

Board of Trustees

Community Engagement

Survey

Focus Groups

Meetings

Tasks:

- Task 1: Vision
- Task 2: Facility Evaluations
- Task 3: Needs Assessment
- Task 4: System Design
- Task 5: Facility Recommendations
- Task 6: Implementation Planning
- Task 7: FMP Report

Timeline:

- February
- March
- April
- May
- June
- July
- August
- September
- October
- November
- December

Tasks and Milestones:

- TRIP 1: Feb. 25-26
- TRIP 2: Apr. 29-30
- TRIP 3: June 11-12
- TRIP 4: Aug. 13-14
- TRIP 5: Oct. 8-9
- TRIP 6: Dec. 10

Meetings:

- SUMMIT
- CAC
- SAT
- BOT
AGENDA

- Implementation Planning
- Facility Master Plan project (FMP) project-to-date recap
- Next Steps
IMPROVEMENT OPTIONS SHARED IN JUNE

- **FACELIFT MAKEOVER**
  - Level 1
  - $$

- **MODERATE RENOVATION and/or SMALL ADDITION**
  - Level 2
  - $$

- **EXTENSIVE RENOVATION and/or ADDITION**
  - Level 3
  - $$$

- **REPLACEMENT and/or RELOCATION NEW CONSTRUCTION**
  - $$$$$
Staff Advisory Team Meeting, August 13, 2019
Community Advisory Council Meeting, August 15, 2019
Project Management Team, Staff Advisory Team, and Community Advisory Council combined input.

All Recommendations 09/13/2019

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<td>G4/Champlin</td>
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2019-11-04 DRAFT
One or a combo of: Parking Garage, Auditorium, Retail, Housing Tower
MAIN LIBRARY: IMPROVE POOR WAYFINDING

Circulation

Active Space

2019-11-04 DRAFT
MAIN LIBRARY – REORGANIZATION POSSIBILITIES
With > 1 million square feet of library space

- With effective average time since last renovation > 40 years
- Looking at major ongoing capital project needs
- Identified needs and improvement strategies for all 40 locations and Main Library

$250M - $300M (in 2020$) will be needed
Issue 3 is a major reinvestment towards meeting these long-term needs
Prioritization Criteria:

- Improve Equitable Access
  - Address accessibility issues
  - Distribute geographically
  - Consider area economic needs

- Physical Needs
  - Age, Condition, Opportunity to Improve

- Maximize Opportunities for Next Gen service improvements
  - From Small and Impactful to Large Destinations

- Sustainable Operations
  - Maximize Service Delivery, Responsive to Community Needs
  - Not focusing on Consolidations in initial Phase
Issue 3 Provides Additional Revenue of:

+ $19M/yr overall add’l revenue x 10 years

- Portion applied to Basic Operations

- Portion reserved for ongoing Capital Maintenance

= approx. $11M-$14M/yr net available x 10 years
$11M-$14M/yr net available x 10 years

- Flat over time (not indexing or increasing)

- Over 10 year period ~ 17% net escalation above $94M to $120M buying power in today’s (2020) dollars
BUDGETING METHODOLOGY

Realistic
• Stewardship of public funds and trust
• Appropriate quality
• Comprehensive

Plan for success
• Deliver on promises
• Exceed expectations
• Plan for the unexpected

Sources
• PLCH Project Data
• PLCH Facility Team
• Dayton Metro Library Bond Program
• Browne Construction Management
• Champlin Architecture & Group 4
• City/county demographic data
HARD and SOFT COSTS

- Demolition
- Hazardous Material Abatement
- Makeovers
- Renovations
- Additions
- New Construction
- Special Construction (historic, other)
- Utilities
- Parking
- Hardscape
- Landscape
- Furniture
- Technology
- Signage

- Architecture & Engineering
- Engagement
- Sustainable Design
- Construction Management
- Permits
- Inspection
- Moving
- Escalation
- Contingencies
## CONSTRUCTION vs PROJECT BUDGETS

### LEVEL 1
- **High Range**

#### DELHI TOWNSHIP
- **Existing Building - Renovate**
  - Units: 15,150 SF
  - Unit Cost: $100/sf
  - Extended: $1,515,000
- **New Construction - Addition**
  - Units: 3,000 SF
  - Unit Cost: $110/sf
  - Extended: $330,000
- **FFE, Signage, Technology (% new)**
  - 75%
  - Unit Cost: $65/sf
  - Extended: $739,000
- **Demolition Allowance (if applicable)**
  - 5%
  - Unit Cost: $0
  - Extended: $0
- **Special Building Allowance (if applicable)**
  - 0%
  - Unit Cost: $0
  - Extended: $0
- **Contingency**
  - 15%
  - Unit Cost: $336,000
  - Extended: $550,000
- **Subtotal**
  - $2,590,000

#### Site
- **Site Development**
  - Units: 15,000 SF
  - Unit Cost: $15,000
  - Extended: $225,000
- **Special Site Allowance (if applicable)**
  - 5%
  - Unit Cost: $274,000
  - Extended: $1,290,000
- **Contingency**
  - 15%
  - Unit Cost: $4,000
  - Extended: $15,900
- **Subtotal**
  - $2,670,000

#### Building + Site Contract Subtotal
- $2,670,000

### LEVEL 2
- **High Range**

#### DELHI TOWNSHIP
- **Existing Building - Renovate**
  - Units: 15,150 SF
  - Unit Cost: $110/sf
  - Extended: $1,667,000
- **New Construction - Addition**
  - Units: 3,000 SF
  - Unit Cost: $330/sf
  - Extended: $990,000
- **FFE, Signage, Technology (% new)**
  - 80%
  - Unit Cost: $65/sf
  - Extended: $983,000
- **Demolition Allowance (if applicable)**
  - 5%
  - Unit Cost: $0
  - Extended: $0
- **Special Building Allowance (if applicable)**
  - 0%
  - Unit Cost: $0
  - Extended: $0
- **Contingency**
  - 15%
  - Unit Cost: $550,000
  - Extended: $1,030,250
- **Subtotal**
  - $7,870,000

#### Site
- **Site Development**
  - Units: 15,000 SF
  - Unit Cost: $25,000
  - Extended: $250,000
- **Special Site Allowance (if applicable)**
  - 5%
  - Unit Cost: $274,000
  - Extended: $1,290,000
- **Contingency**
  - 15%
  - Unit Cost: $4,000
  - Extended: $15,900
- **Subtotal**
  - $8,190,000

#### Building + Site Contract Subtotal
- $8,190,000

### LEVEL 3
- **High Range**

#### DELHI TOWNSHIP
- **Existing Building - Renovate**
  - Units: 15,150 SF
  - Unit Cost: $230/sf
  - Extended: $3,485,000
- **New Construction - Addition**
  - Units: 6,000 SF
  - Unit Cost: $330/sf
  - Extended: $1,980,000
- **FFE, Signage, Technology (% new)**
  - 100%
  - Unit Cost: $1,374,750
  - Extended: $1,374,750
- **Demolition Allowance (if applicable)**
  - 0%
  - Unit Cost: $0
  - Extended: $0
- **Contingency**
  - 10%
  - Unit Cost: $1,490,000
  - Extended: $1,490,000
- **Subtotal**
  - $16,390,000

#### Site
- **Site Development**
  - Units: 15,000 SF
  - Unit Cost: $25,000
  - Extended: $250,000
- **Special Site Allowance (if applicable)**
  - 10%
  - Unit Cost: $247,000
  - Extended: $1,900,000
- **Contingency**
  - 15%
  - Unit Cost: $4,000
  - Extended: $15,900
- **Subtotal**
  - $17,870,000

#### Building + Site Contract Subtotal
- $17,870,000

### LEVEL 4
- **High Range**

#### DELHI TOWNSHIP
- **Existing Building - Renovate**
  - Units: 15,150 SF
  - Unit Cost: $430/sf
  - Extended: $6,460,000
- **New Construction - Addition**
  - Units: 30,000 SF
  - Unit Cost: $430/sf
  - Extended: $12,900,000
- **FFE, Signage, Technology (% new)**
  - 0%
  - Unit Cost: $65/sf
  - Extended: $1,950,000
- **Demolition Allowance (if applicable)**
  - 0%
  - Unit Cost: $0
  - Extended: $0
- **Contingency**
  - 10%
  - Unit Cost: $1,490,000
  - Extended: $1,490,000
- **Subtotal**
  - $16,390,000

#### Site
- **Site Development**
  - Units: 15,000 SF
  - Unit Cost: $25,000
  - Extended: $250,000
- **Special Site Allowance (if applicable)**
  - 10%
  - Unit Cost: $247,000
  - Extended: $1,900,000
- **Contingency**
  - 15%
  - Unit Cost: $4,000
  - Extended: $15,900
- **Subtotal**
  - $17,870,000

#### Building + Site Contract Subtotal
- $17,870,000

### Project Costs
- **Engineering and Design Fees**
  - 15%
  - Unit Cost: $391,000
  - Extended: $586,000
- **Construction Mgmt**
  - 0%
  - Unit Cost: $0
  - Extended: $0
- **Fees, Public Art, Moving, Misc.**
  - 10%
  - Unit Cost: $261,000
  - Extended: $281,000
- **Misc Soft Costs/Contingency**
  - 2%
  - Unit Cost: $64,000
  - Extended: $128,000
- **Special Project Allowance (if applicable)**
  - 5%
  - Unit Cost: $357,000
  - Extended: $357,000
- **Project Contingency**
  - 10%
  - Unit Cost: $111,000
  - Extended: $111,000
- **Subtotal**
  - $770,000

#### Project Total
- $3,377,000
- $5,469,000
- $10,620,000
- $23,180,000

#### Cost per SF
- **CONSTRUCTION**
  - $100/sf
  - $110/sf
  - $220/sf
  - $430/sf

- **PROJECT**
  - $223/sf
  - $301/sf
  - $502/sf
  - $773/sf
DRAFT RECOMMENDATIONS

- Significant Improvement Project
- or Capital Maintenance Project
- or Strategic Investment

- STRATEGIC INVESTMENT
- FACELIFT MAKEOVER
- MODERATE RENOVATION and/or SMALL ADDITION
- EXTENSIVE RENOVATION and/or ADDITION
- REPLACEMENT and/or RELOCATION NEW CONSTRUCTION

$ $ $ $ $ Level 4

$ $ $ Level 3

$ $ $ Level 2

$ $ $ Level 1
LIBRARY IMPROVEMENTS ARE COMING ALL ACROSS CINCINNATI AND HAMILTON COUNTY!
Over the next 10 years…
• Over 1/3 of all PLCH Libraries will undergo a major improvement project.
• Many others will undergo critical repairs.
• All other libraries will receive strategic investments.

Check on the current status of projects at:
cincinnatilibrary.org/NextGenerationLibrary/
Strategic Investments

Branches that won’t undergo a major renovation will get a strategic investment:

- Select, Focused and Special Scope
  - Improved outdoor spaces
  - Technology
  - Other…
- Process
  - Establish Allocation
  - Create Principles / Guidelines
  - Involve Staff & Community
NOTICE / ADVISORY regarding DRAFT RECOMMENDATIONS

This list of projects, proposed improvements, and budgets are subject to change. Scope, size, & schedule will be determined based on funds being collected and matching to project costs. Draft recommendations will be adjusted based on market conditions, land availability, critical repairs, and other factors beyond the Library’s control.

Check on the current status of projects at:
cincinnatilibrary.org/NextGenerationLibrary/
15 Branch Projects
25 Strategic Investments
3 Main Library Projects
~$118M in 2020 $

Equity measures
- Distributed projects across geography
- 8 of 15 areas with higher poverty rates included
- 7 accessibility projects

NOTICE / ADVISORY regarding DRAFT RECOMMENDATIONS
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### Priority 1 $118M in 2020

<table>
<thead>
<tr>
<th>Branch</th>
<th>Branch Type</th>
<th>Strategy</th>
<th>effective SF (Future)</th>
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<td>Blue Ash</td>
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<td>Deer Park</td>
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**TOTAL**

430,000 SF
## RECOMMENDATIONS - EQUITY

### Areas with poverty rates higher than the county average:

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<th>BRANCH NAME</th>
<th>POVERTY RATE</th>
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Poverty Rate Median: [https://datausa.io/profile/geo/hamilton-county-oh/](https://datausa.io/profile/geo/hamilton-county-oh/)

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### Priority 1 $118M in 2020

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<td>Major Renovation Expansion, ADA</td>
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<td>West End</td>
<td>SLAM</td>
<td>Makeover</td>
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<td>CENTRAL NORTH ZONE</td>
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<td>Forest Park</td>
<td>Big 21C</td>
<td>Replacement/Relocation w New</td>
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<td>Wyoming</td>
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<td>Mt. Healthy</td>
<td>SLAM</td>
<td>Relocate with New Owned, ADA</td>
<td>5,000 SF</td>
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<td>Elmwood Place</td>
<td>SLAM</td>
<td>Relocate with New Owned?</td>
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<tr>
<td>Symmes Township</td>
<td>21C</td>
<td>Makeover + Parking expansion</td>
<td>15,000 SF</td>
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<tr>
<td>Blue Ash</td>
<td>SLAM</td>
<td>Relocate to Summit - New, condo?</td>
<td>Up to 7,800 SF</td>
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<tr>
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<td>Cheviot</td>
<td>NBHD</td>
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<td>8,100 SF</td>
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<tr>
<td>Miami Township</td>
<td>SLAM</td>
<td>Small Expansion</td>
<td>5,000 SF</td>
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</table>
• Reconfigure Vine St. entrance
• Refresh portion of interior
• Improve poor way-finding, including upgrading elevators and stairs
### DRAFT RECOMMENDATIONS

#### PRIORITY 1 PROJECTS

**Service Strategies:**
- 3 expansions to big destination libraries *(Delhi Twp, Forest Park, Deer Park)*
- 2 expansions to medium libraries *(Price Hill and Walnut Hills)*
- 3 small libraries improved *(Elmwood Place, Mt. Healthy, West End)*
- ~70,000 sf added

**Property Strategies:**
- Weigh pros & cons of lease vs. owned *(Elmwood Place, Mt. Healthy, Miami Twp)*
- 3 historic renovations *(Norwood, Price Hill, Walnut Hills)*

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<table>
<thead>
<tr>
<th>Branch</th>
<th>Branch Type</th>
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<td>Norwood</td>
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<td>3rd Floor Renovation, ADA expansion</td>
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<td>Small Scale Reorganization</td>
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<td>Vine St. Plaza</td>
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<td>New Stairs in Atrium</td>
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<td>Renovation</td>
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**NOTICE / ADVISORY regarding DRAFT RECOMMENDATIONS:** This list of projects, proposed improvements, and budgets are subject to change. Scope, size, & schedule will be determined based on funds being collected and matching to project costs. Draft recommendations will be adjusted based on market conditions, land availability, critical repairs, and other factors beyond the Library's control.

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**2019-11-04 DRAFT**
1. LOCATION AND ACCESS

- The site is located in a prominent and highly-visible location within the community
- The site is located along major transportation routes

2. CAPACITY AND CHARACTERISTICS

- Site size, proportions and topography allows for the development of a 21C library that supports universal access for people of all abilities and accommodates the associated parking
3. COMPATIBILITY

- The zoning of the site and the adjacent areas allows for the development of a library (if a library is compatible with the community’s expectations for the site)

4. ACQUISITION AND DEVELOPMENT

- Availability and timing
- Partnership Potential
- Cost
- Remediation Needs
I was surprised to learn...

I’m excited about...

I’m glad that...

I was surprised to learn...

I’m looking forward to...
stretch break
AGENDA

- Implementation Planning
- FMP Recap
- Next Steps
5 Stars 6 years in a row!

The Public Library of Cincinnati and Hamilton County is one of the oldest, largest, and busiest libraries in the United States, serving a population of over 800,000 with a collection of more than 9 million items. In support of its mission of connecting people with the world of ideas and information, the Library also offers a wide variety of services and more than 20,000 free programs each year.

PLCH is transforming lives
A Facility Master Plan

A year long process that will define and sequence both short-term and long-term facility improvement projects and the related service delivery improvements.
PLANNING THE IMPROVEMENTS

Board of Trustees Master Planning Principles:

- Maximize Access
- Transparency
- Customer Focus
- Operational Sustainability
- Industry Leading Excellence
- Diversity and Inclusion
 Task 1: VISION
  - PLCH initiation; goals + PM tools
  - Data review
  - Master plan vision
    - Impacts
    - CX
    - Partnerships
    - Service channels
    - Trends

 Task 2: FACILITY EVALUATIONS
 Task 3: NEEDS ASSESSMENT
  - Facility assessments
    - Service/service model
    - CX
    - Operations
  - Service levels + planning targets
    - Main Library
    - Branches
  - Environmental scan

 Task 4: SYSTEM DESIGN
  - System assessment
    - Mapping
    - Typologies
    - Access + capacity

 Task 5: FACILITY RECOMMENDATIONS
  - Branch opportunities
    - Facility improvements
    - Site expansion capacity
    - Proposed new/relocations
  - Main Library opportunities
    - Program concepts
    - Design concepts

 Task 6: IMPLEMENTATION PLANNING
  - Cost modeling
    - Capital budgets
  - Implementation strategies
    - Funding opportunities
    - Project sequencing criteria
    - Preliminary phasing

 Task 7: FMP REPORT
  - Draft + final report
  - Final Board presentation

PARTICIPATION
PROJECT MANAGEMENT TEAM
STAKEHOLDERS
STAFF WORKSHOPS
BOARD OF TRUSTEES
COMMUNITY ENGAGEMENT
SURVEY
FOCUS GROUPS
MEETINGS
90+ meetings:

- 41 Community Listening Sessions
- 15 Community Focus Groups
- 12 Staff Focus Groups and Workshops
- 2 Strategic Vision Workshops
- 4 Community Advisory Council meetings
- 4 Staff Advisory Team meetings
- 10+ Leadership Meetings
- 7 Board of Trustees Workshops

All part of an ongoing community conversation — that will continue into the future…
What we’re hearing…

PHYSICAL SPACE
• Upgraded Facilities and Amenities
• Diverse Spaces for Work and Play

PROGRAMS & SERVICES
• Connecting People to Resources and Community
• Relevant Programming

MARKETING & COMMUNICATION
• Improved Signage
• Promoting Existing Programs
What we’re hearing…

FOSTERING A MORE EQUITABLE LIBRARY EXPERIENCE

• Family-Centered Approach
• Inclusive Customer Service and Multicultural Support
• Increasing Access to the Library
• Safety/Loitering
Task 1: VISION
- Recommendation goals + PM tools
  - Data review
- Master plan vision
  - Impacts
  - CX
  - Partnerships
  - Service channels
  - Trends

Task 2: FACILITY EVALUATIONS
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  - Service/service model
  - CX
  - Operations
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Task 3: NEEDS ASSESSMENT

Task 4: SYSTEM DESIGN
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STRATEGIC VISIONS FOR PLCH

Community

<table>
<thead>
<tr>
<th>Vision</th>
<th>Strategy</th>
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<tbody>
<tr>
<td>Highway to the Portalzone</td>
<td>Portal to knowledge, service providers, &amp; additional resources</td>
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<tr>
<td>More Than You Even Knew You Needed</td>
<td>Memorable experiences designed for the community &amp; its evolving needs</td>
</tr>
<tr>
<td>Library of Public Welcome, Community Engaged</td>
<td>Through community collaboration, reach &amp; serve a diverse audience</td>
</tr>
<tr>
<td>Librarypalooza: Night at the Library</td>
<td>Forum for local vendors &amp; fun destination</td>
</tr>
<tr>
<td>iLibrary</td>
<td>Open platform with endless variety &amp; a compelling brand</td>
</tr>
</tbody>
</table>

Staff

<table>
<thead>
<tr>
<th>Vision</th>
<th>Strategy</th>
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</thead>
<tbody>
<tr>
<td>Space: The Final Frontier</td>
<td>Build on community partnerships to create lots of flexible public space</td>
</tr>
<tr>
<td>Something for Everyone</td>
<td>Appeal to diverse users with on-demand, custom services</td>
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<tr>
<td>Consistently Customizable</td>
<td>Offer variety of new experiences at accessible locations</td>
</tr>
<tr>
<td>Destination: Known</td>
<td>Reinvent existing spaces &amp; provide excellent customer service</td>
</tr>
<tr>
<td>Library of Me (You-ser Experience)</td>
<td>Set people up for success with convenient, curated services that are fun!</td>
</tr>
</tbody>
</table>
PLCH in 2030 will…

- Embrace diversity
- Adapt and stay relevant
- Democratize access
- Empower customers and engage the community
- Be a community destination
- Provide safe, welcoming spaces
- Offer flexible spaces and services
- Maintain accessible and sustainable facilities
- Build partnerships
MULTIPLE DIMENSIONS OF EQUITY

Equality

Equity

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LIBRARY SERVICE CHANNELS

Inside

Technology

Outside
Technology Trends

• From **Static** to **Active**
• From **Transactional** to **Transformational**
• From **Consumption** to **Creation**
• From **Few Formats** to **Many Formats** - and growing...
• From **Formal Education** to **Self-Directed Education**
• From **One Size Fits All** to **Personalization**
• From **Reactive** to **Strategic**
<table>
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<td>NORTH BUILDING</td>
<td>164K SF</td>
<td>500K SF</td>
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<td>SOUTH BUILDING</td>
<td>378K SF</td>
<td>500K SF</td>
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**MAIN**

- 10K – 16K
  - AN
  - SM
  - HA

- <10K
  - MO
  - WE

- <5K
  - CV
  - PL
  - MT
  - LV
  - HP
  - DP
  - NS
  - CO
  - MN
  - SB
  - WY
  - GH
  - MM
  - CH
  - EP
  - PR
  - OA
  - MW

**GROUP 4**

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2019-11-04 DRAFT
THE NEED

- Accessibility, repair, size, changing customer needs
- Average PLCH Library is over 40 years old since built or last major renovation
- Existing challenges increased by recent deterioration of older facilities including roof leak at the Main Library, ceiling collapse at Price Hill

- 3 branches are not ADA accessible and many more present accessibility challenges
- 7 branches are over 100 years old; 2 of these have never been renovated
- 3 branches built in the 20's and 30's, one of these never renovated
- 10 branches built in the 50's and 70's, 7 never renovated
Primary Drivers of Need

- Vision
- Community needs
- Facility Age
- Accessibility
- Equity
EFFECTIVE AGE AND NEED OF UPGRADE

EFFECTIVE AGE
ACCESSIBILITY

ACCESS CHALLENGES

- Inequitable Distance
- Assistance Required for Entry

PARTIALLY ACCESSIBLE

- Inadequate Transition From Level to Level

- No Ramp/Elevator

- Inadequate Entry Clearance

- Assistance Required for Entry

- No Ramp/Elevator

NOT ACCESSIBLE

- Inadequate Transition From Level to Level

- No Ramp/Elevator

- Inadequate Entry Clearance

**These observations/ratings are not based on any thorough assessment. A complete accessibility assessment would be recommended for the PLCH system.**
Main Library Open House 9/26/2018

6 MAIN LIBRARY VISION

CAFÉ
PARKING
QUIET
STUDY
SPACES
EVENTS
FILMS

7 IDEAS FOR THE MAIN LIBRARY

EXHIBITS
PLACES FOR KIDS
SOCIAL WORKER
MORE COMPUTERS
IMPROVE POOR WAYFINDING
Running the Gauntlet – a problem of plaza design
Task 1: VISION
- PLCH initiation: goals + PM tools
- Data review
- Master plan vision
  - Impacts
  - CX
  - Partnerships
  - Service channels
  - Trends

Task 2: FACILITY EVALUATIONS
- System assessment
  - Mapping
  - Typologies
  - Access + capacity

Task 3: NEEDS ASSESSMENT
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Task 4: SYSTEM DESIGN

Task 5: FACILITY RECOMMENDATIONS
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Task 6: IMPLEMENTATION PLANNING
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Task 7: FMP REPORT
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- Final Board presentation
**NO NET-NEW LIBRARIES**

- CUYAHOGA COUNTY
- ENOCH PRAITT MD
- TULSA
- BOSTON
- NASHVILLE
- DCPL
- DENVER
- SEATTLE
- DETROIT
- SNO-ISLE
- DEKALB COUNTY GA
- MID-CONTINENT MO
- PLCH
- COLUMBUS
- SAN FRANCISCO
- INDIANAPOLIS
- KERN COUNTY CA
- JACKSONVILLE FL
- PINELLAS FL
- AUSTIN
- FRESNO COUNTY
SYSTEM DESIGN – REBALANCING AREA DISTRIBUTION

- **Task 4**
  - **System Design**
  - **Rebalancing Area Distribution**

- **Populations and SF/CAP**
  - **189,071 pop**
    - **0.32 SF/CAP**
    - **Build capacity**
  - **212,082 pop**
    - **0.40 SF/CAP**
    - **Build capacity**
    - **Modernize**
  - **158,600 pop**
    - **0.64 SF/CAP**
    - **Modernize**
    - **or relocate**
  - **143,200 pop**
    - **0.53 SF/CAP**
    - **Modernize**
  - **108,300 pop**
    - **0.53 SF/CAP**
    - **Modernize**
    - **Rebalance Collection**

**2019-11-04 DRAFT**
SYSTEM DESIGN – BRANCH TYPOLOGIES

**Small & Mighty**
<5,000 SF
- Tailored Services
- Small Capacity

**NEIGHBORHOOD**
5,000 – 12,000 sf
- Sampling of Services
- Limited Capacity

**Destination**
>12,000 sf
- Broad Range of Services
- Modest Capacity

**BIG Destination**
>25,000 sf
- Broadest Range of Services
- Larger Capacity

Tiny & Impactful
Small & Heavily Used
Modest, Diverse Opportunities
Larger, Destinations
BRANCH IMPROVEMENT OPTIONS

Makover
Modest Renovation and/or Addition
Moderate Renovation and/or Addition
Replacement or Relocation
South San Francisco Main Library
MAKEOVER

FACELIFT MAKEOVER
Paris KY Bourbon Branch

ADD TO CARNEGIES/CENTENARIANS

EXTENSIVE RENOVATION and/or ADDITION
San Lorenzo Library

ADD TO MID-CENTURIES

EXTENSIVE RENOVATION and/or ADDITION
IMPROVEMENT POSSIBILITIES

REPLACEMENT and/or RELOCATION
NEW CONSTRUCTION

DML Northwest Branch
REPLACEMENT POSSIBILITY: DELHI TOWNSHIP

Level 4

VISIBLE STREET PRESENCE

DRIVE THRU WINDOW/DROP

REPLACEMENT

APPROX 111+ PARKING SPACES

FUNCTIONAL/VERSATILE SPACES

POSSIBLE PARKING PARTNERSHIP W/NEIGHBORING LODGE

CURRENT PROPERTY LINE

POSSIBLE EXPANSION

27,800 SF
2-3 x larger
✓ Larger Teen, Children’s and Adult Areas
✓ Pair of Divisible Meeting Rooms (61 seat capacity)
✓ 5 Group Study Rooms
✓ 2 Maker/Opportunity spaces
✓ Larger Technology/Training Lab
✓ Quiet Reading Area
✓ Easy wayfinding
✓ Single Point of Service
✓ 80 parking spaces
✓ Outdoor opportunities
✓ 24/7 lobby
MAIN LIBRARY RENOVATION PRECEDENTS

- **Boston**: $78M renovation
- **Columbus**: $35M renovation
- **Dayton**: $60M renovation
- **Cleveland**: $71M renovation
MAIN LIBRARY IMPROVEMENT OPTIONS

S M L SCOPE INTERIOR MAKEOVERS

1st FLOOR
2nd FLOOR
3rd FLOOR

IMPROVE POOR WAYFINDING

NEW ATRIUM STAIRS

IMPROVE ELEVATORS

CAPTURE SPACE AT ATRIUM ON C & D LEVELS

REPAIR / REPLACE COMPACT SHELVING

2019-11-04 DRAFT
MAIN LIBRARY IMPROVEMENT OPTIONS

**Repurpose Main Library – Vine Street**

**Repurpose Main Library**

**Repurpose Main Library – Walnut Street**

East Entry today

**Repurpose Main Library – Walnut Street**

Half-Block Garage Over Retail

**Repurpose Main Library – Walnut Street**

Full Block Garage, Over Auditorium and Retail

**Public Private Partnerships?**

Full-Block Garage, Over Auditorium, Retail, with Housing Tower

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15 Branch Projects
25 Strategic Investments
3 Main Library Projects
~$118M in 2020

Equity measures
- Distributed projects across geography
- 8 of 15 areas with higher poverty rates included
- 7 accessibility projects

NOTICE / ADVISORY regarding DRAFT RECOMMENDATIONS
This list of projects, proposed improvements, and budgets are subject to change. Scope, size, & schedule will be determined based on funds being collected and matching to project costs. Draft recommendations will be adjusted based on market conditions, land availability, critical repairs, and other factors beyond the Library’s control.
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Community Advisory Council

- Purpose is to give input to consultant team and library leadership
- Meet four times over the course of the project
- Facilitate in general consensus mode
- Endorsement to Board of Trustees
Discussion

1. Overview/History
2. Vision
3. Evaluation & Needs
4. System Design
5. Facility Recommendations
6. Implementation Strategies
7. CAC Endorsements

WHAT'S MOST EXCITING?
SO WHAT,
WHY IS IT IMPORTANT?
AGENDA

- Implementation Planning
- FMP Recap
- Next Steps
Sequence projects for build-out

- Determine 10 year funding stream
- Match projects to funding
- Prioritize funding for land acquisitions
- Develop sequencing for efficient project delivery
- Validate sequence meets project principles
LAUNCH NEXT ROUND OF PROJECTS

- Engage Architectural/Engineering Teams
- Site Acquisition
- Programming
- Engage Builders & explore partnerships
- Establish process and roll out strategic investments
- Engagement
  - Community
  - Staff
  - Stakeholder
Facility Master Plan

Community Advisory Council

09 October 2019