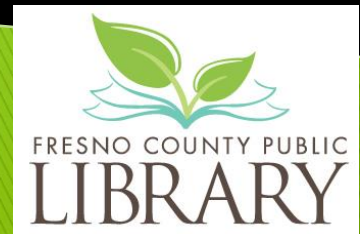


Facilities Assessment: Fresno County Public Library (FCPL) Analysis

July 9, 2019

By Raman Bath, Interim County Librarian



Prior Facilities Assessment Report

► Heart of the Community (2003) (Staff prepared)

Recommendations were made to complete projects at:

- ***Caruthers***
- ***Woodward Park***
- ***Laton***

And to seek Bond Act Projects in 2004 for:

- ***Mendota***
- ***Fowler***
- ***Orange Cove***
- ***Tranquillity***

Prior Facilities Assessment Report

- ▶ Additional branch locations were recommended as follows:
 - ▶ Del Rey
 - ▶ Miramonte
 - ▶ Clovis II and III
 - ▶ Cedar Clinton II
 - ▶ Millerton New Town
 - ▶ West of 99 (Biola/Teague/Highway City)
- ▶ No recommended branch closures or assessment of long term maintenance needs.

New Branches

Funded with CA State Library Bond funds (65%) and Measure B / Property Tax (35%)

- ❖ Mendota ~ 2007
- ❖ Orange Cove ~ 2009
- ❖ Tranquillity ~ 2011

Funded by Private Donations and/or Measure B / Property Tax

- ❖ Kerman ~ 2002
- ❖ Caruthers ~ 2003
- ❖ Woodward Park ~ 2004
- ❖ Fowler ~ 2008

Funded by Measure B / Property Tax

- ❖ West Fresno ~ 2011
- ❖ @ School Locations with limited services:
 - Biola ~ 2012
 - Teague ~ 2014
- ❖ Sierra Vista ~ 2014
- ❖ Betty Rodriguez ~ 2016

Current Assessment – Prepared by Arch-Nexus

▶ **Data Driven**

- ▶ GIS Comparison and Data: 1, 3 and 5 mile concentric rings indicating heaviest usage;
- ▶ Population Density; and
- ▶ Circulation Reports, Program Attendance.

▶ **Human Centered**

- ▶ Online Surveys
- ▶ Visioning Sessions
- ▶ Stakeholder Meetings

Purpose of the Current Assessment

- ▶ To assess long term Capital Building needs of FCPL.
- ▶ To review individual branch operations in order to develop recommendations to consolidate branches and potentially close branches where necessary.
- ▶ To determine maintenance needs of existing library branches and prepare 15 year maintenance plan.

Current Assessment Recommendations

► Bottom Line of the Current Report

- The report suggests 20 major new building projects and renovations to exceed \$600 million.
 - In lieu of... ten-year maintenance schedule.
- There is an emphasis on moving away from exorbitant and/or long-term leases.
- Recommendation to consolidate 8 branches in tandem with new branch locations.
- The report outlines a minimum standard of 16,000 sq. ft. for branch size.

Current Committed Projects

- ▶ Clovis Regional Library ~ 2020-2021
- ▶ Reedley Branch Library ~ 2020-2021
- ▶ Highway City ~ 99 year land lease, relocate to new Community Center space in 2019. Future construction of 5,000 square foot library branch.
- ▶ West Hills Community College District Co-Located ~ 2021-2022

Vendor Recommendations

The following are the vendor's recommendations for renovations/additions, new buildings (bold font), and consolidations by Supervisorial District.

District 1

- **West Fresno – New Building**
- **Teague - New Building**
- **San Joaquin – New Building (absorbs Tranquillity)**
- **Mendota - Renovation / Expansion (absorbs Firebaugh)**
- **Kerman – New Building***
- Tranquillity - Consolidation (absorbed by San Joaquin)
- Easton - No recommendations
- Biola - No recommendations
- Firebaugh - Consolidation (absorbed by Mendota)

District 2

- **Fig Garden – New Building***
- **Gillis – New Building***
- **Politi – New Building (absorbs Pinedale)***
- Pinedale - Consolidation (absorbed by Politi)*
- Senior Resource Center - No recommendations
- **Woodward Park – Renovation / Expansion**

District 3

- **Betty Rodriguez – New Building**
- **Central Library - Renovation / Expansion**

District 3 cont.

- Talking Book - No recommendations
- Literary Service Center - No recommendations
- Heritage Center - No recommendations
- Mosqueda - Consolidation (absorbed by Sunnyside) *

District Four

- **Kingsburg – New Building***
- **Caruthers - Renovation / Expansion (absorbs Riverdale)**
- **Selma – New Building***
- **Orange Cove – Renovation / Expansion**
- **Parlier – New Building**
- **Reedley – New Building***
- **Sanger – New Building**
- Laton - No recommendations*
- Riverdale Consolidation (absorbed by Caruthers) *
- Fowler - No recommendations

District Five

- **Sunnyside – New Building (absorbs Mosqueda)***
- Shaver Lake - (absorbs Big Creek) *
- Big Creek - Consolidation (absorbed by Shaver Lake) *
- Auberry - No recommendations*
- Bear Mountain - No recommendations*
- Piedra - No recommendations*
- Sierra Vista Kiosk - No recommendations

* Received building analytics property condition assessment

Vendor Suggested Consolidations / Closures

- *Big Creek consolidates to Shaver Lake*
- *Firebaugh consolidates to Mendota*
- *Tranquillity consolidates to San Joaquin*
- *Riverdale consolidates to Caruthers*
- *Mosqueda consolidates to Sunnyside*
- *Pinedale consolidates to Politi*
- *Laton consolidates as a Kiosk*
- *Piedra consolidates as a Kiosk*

We do not recommend any of these at this time.

FCPL's Recommendations

- ▶ Maximize current space:
 - ▶ Modular spaces and services provided with a more robust digital collection; and
 - ▶ Community partners – increased space and new buildings.
- ▶ Continue to develop a preventative maintenance schedule.
- ▶ Leases
 - ▶ Lease to own; and
 - ▶ Review current leases for potential additional space and better lease options.

Leased Facilities

Branch	Square Feet	Leased	Year Built	Remodeled
Auberry	5,024	Leased	1978	1996
Big Creek	375	Leased	1936	n/a
Biola	1,104	Leased	2003	n/a
Fig Garden	9,929	Leased	1995	2002
Firebaugh	1,581	Leased	1954	n/a
Gillis	6,263	Leased	1975	2010
Kerman	4,370	Leased	2002	n/a
Kingsburg	4,500	Leased	2000	n/a
Mosqueda	2,156	Leased	2005	2005
Piedra	1,800	Leased	1999	1997
Pinedale	1,274	Leased	1974	n/a
Politi	5,016	Leased	1974	2010
Reedley	5,000	Leased	1997	1997
Riverdale	2,190	Leased	1968	2002
Senior Resource	795	Leased	1977	2007
Shaver Lake	1,000	Leased	1976	n/a
Sierra Vista	n/a	Leased	2014	n/a
Sunnyside	18,033	Leased	1965	2000
Talking Book	2,640	Leased	1977	2007
Teague	976	Leased	1998	n/a
West Fresno	6,873	Leased	2010	n/a

Owned Facilities

Branch	Square Feet	Owned	Year Built	Remodeled
Bear Mountain	7,510	Owned	1994	n/a
Betty Rodriguez	13,969	Owned	2015	n/a
Caruthers	6,050	Owned	2003	n/a
Central	82,716	Owned	1959	n/a
Clovis	8,627	Owned	1976	n/a
Easton	3,120	Owned	1982	n/a
Fowler	8,660	Owned	2008	n/a
Laton	1,563	Owned	1904	2003
Mendota	12,576	Owned	2007	n/a
Orange Cove	10,072	Owned	2009	n/a
Parlier	3,778	Owned	1987	2007
San Joaquin	2,996	Owned	1983	2005
Sanger	8,994	Owned	1967	1999
Selma	7,272	Owned	1978	2007
Tranquillity	3,484	Owned	2011	n/a
Woodward Park	22,050	Owned	2004	n/a

Financial Overview as of June 30, 2019

The Impact of Measure B

Doubled hours, programs and services:

- ▶ 1/8 of a cent sales tax providing funding directly to libraries. Originally approved by voters in 1998 and again in 2004. Most recently re-adopted in 2012 with 73% approval. Measure B will expire in 2029.
- ▶ Measure B funds have also supplemented new building projects and renovations.
- ▶ It is a welcome and unattended side effect of growth, but unsustainable.
- ▶ The Library also receives property taxes that constitute approximately 40% of overall revenue.

Financial Outlook: Commitments

New Clovis Library (22,000 sq. ft.)	14,080,000
Architect Fees	1,224,000
Facility Startup (FFE)	<u>1,606,000</u>
Total	\$16,910,000
New Reedley Library (11,000 sq. ft.)	7,040,000
Estimated Architect Fees	750,000
Facility Startup (FFE)	<u>803,000</u>
	\$8,593,000
New Highway City Library (5,000 sq. ft.)	3,200,000
Estimated Architect Fees	500,000
Facility Startup (FFE)	<u>365,000</u>
	\$4,065,000
10% of Operations Reserve (Measure B Recommendation)	\$3,100,000
Recommended Yearly Preventative Maintenance Cost	\$1,311,290
Total Commitments and Costs	\$ 33,979,290

Financial Outlook: Fund Balance

Estimated CAFR Fund Balance as of 6/30/19	\$35,052,000
Total Commitments	<u>(\$33,979,290)</u>
Remaining Fund Balance	\$1,072,710