



Board Agenda Item 10

DATE: July 9, 2019

TO: Board of Supervisors

SUBMITTED BY: Raman Bath, Interim County Librarian

SUBJECT: Library Facilities Master Plan

RECOMMENDED ACTION(S):

Receive Library Facilities Master Plan report and provide direction to staff regarding library facilities.

There is not Net County Cost associated with the recommended action which provides for your Board's consideration information on the current state of and need for library facilities in Fresno County. The recommendations of the library facility study focus on immediate and future library facility needs through the next 15 years. This item is countywide.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. The Library receives Measure B and property tax revenues. Staff will return to your Board as necessary to appropriate funds for capital projects.

DISCUSSION:

In 2002, a facilities assessment and master plan titled "The Heart of a Community", was completed with recommendations through 2020. The 2002 master plan recommended an update in 2012 based on 2010 census data. This update did not occur, and on April 12, 2016, the Library provided the Board a verbal report, which was an update on Measure B from FY 1997-98 to FY 2015-16. During the verbal report, the former County Librarian mentioned the need for a library facilities assessment to determine which locations were effective in meeting service needs. The Board discussed how a library facilities assessment could quantify existing space deficiencies and provide cost information to plan for future growth. At that time, the former County Librarian discussed holding off on entering into any new lease agreements for new and existing facilities, unless it is a lease-to-buy situation and also hold off on any new construction (other than Clovis and Reedley) until a facilities assessment is complete. In 2017, the Library worked with the Department of Internal Services to assess seven Library buildings. The data provided an assessment of the physical structure of the buildings. In early 2018, the Library determined that a more comprehensive facilities assessment was needed that included a facilities master plan.

On October 23, 2018, your Board approved an agreement with Architectural Nexus, Inc. for facility assessment services and development of a master plan for Library facilities for the next fifteen years. The goal of the facilities master plan is to allow the Library to respond effectively to diverse and rapid changes in community demographics, technological and telecommunications developments, emerging service expectations, and aging facilities while maintaining and improving traditional services.

In February 2019, Architectural Nexus, Inc. completed their physical needs assessment of the following 17 libraries:

1. Auberry
2. Bear Mountain
3. Big Creek
4. Fig Garden
5. Gillis
6. Kerman
7. Kingsburg
8. Laton
9. Mosqueda
10. Piedra
11. Pinedale
12. Politi
13. Reedley
14. Riverdale
15. Selma
16. Shaver Lake
17. Sunnyside

The 17 branches were selected due to the age of the buildings and the lack of a previous assessment completed by the County. Arch Nexus also examined data and statistics for demographics, population and library services for all 37 branches, covering all cities in Fresno County.

The report provides the vendor's recommendations which focus on the immediate and future facility needs of the library through the next 15 years. The verbal report will allow your Board to review the current library facility conditions and services, and provide direction to the Interim County Librarian.

The Board has designated funding for new library branches in Clovis, Reedley, and Highway City as follows:

- **Clovis** - on June 2, 2015 the Board approved a new 30,000 square foot Clovis Regional Library at a cost of \$400/square foot for a total of \$12 Million. The Board at that time designated \$8 Million in Measure B funds for this project. The square footage of the current Clovis Library is 8,600 square feet. The square footage of the new library facility has been reduced from 30,000 to 22,000 square feet due to an increase in construction costs from approximately \$400 per square foot to \$640 per square foot. Based on the updated construction costs and square footage, the following is a list of costs associated with the new library build:

\$14,080,000 Build costs at \$640/square foot for 22,000 square feet
\$1,224,000 Architect fees
\$1,606,000 Facility Startup fees (\$73 per square foot)
\$16,910,000 Total Project Cost

Based on the increase in construction costs, staff is recommending an increase in the allocation of Measure B funds in the amount of approximately \$9 Million. Staffing costs are not expected to increase as the new branch will increase the size of its self-check-out system.

- **Reedley** - On August 25, 2015, the Board was presented a 15,000 square foot library at cost of \$400/square foot for a total of \$6 Million. The board at that time designated \$4 Million in Measure B funds for this project. The square footage of the current Reedley Library is 5,000 square feet. The square footage of the new library facility has been reduced from 15,000 to 11,000 square feet due to an increase in construction costs from approximately \$400 per square foot to \$640 per square foot.

Based on the updated construction costs and square footage, the following is a list of costs associated with the new library build:

\$7,040,000 Build costs at \$640/square foot for 11,000 square feet
\$750,000 Architect fees
\$803,000 Facility Startup fees (\$73 per square foot)
\$8,593,000 Total Project Cost

Based on the increase in construction costs, staff is recommending an increase in the allocation of Measure B funds in the amount of \$4.6 Million. Staffing costs are not expected to increase as the new branch will increase the size of its self-check-out system.

- **Highway City** - On June 6, 2017 your Board approved a one-time payment of \$150,000 for the Highway City Library Development project, securing a 99-year lease for a vacant lot. The Library is seeking direction on future funding for construction of the Highway City Library Development project. The current Library that serves Highway City and the surrounding communities is a joint use facility on the Teague Elementary School campus. The new Highway City library facility will be 5,000 square feet. The square feet of the new library facility will cost \$640 per square foot. Based on the updated construction costs and square footage, the following is a list of costs associated with the new library build:

\$3,200,000 Build costs at \$640/square foot for 5,000 square feet
\$500,000 Architect fees
\$365,000 Facility Startup fees (\$73 per square foot)
\$4,065,000 Total Project Cost

Staff is recommending an increase in the allocation of Measure B funds in the amount of approximately \$4.1 Million.

It should be noted, on August 8, 2017, the Board approved of the Library accepting a monetary distribution from the Hygus Adams Trust in the amount of approximately \$5.6 Million. The provisions of the Trust require that the residuary funds be distributed to the Library for the sole purpose of constructing new Library facilities in Fresno County. Dr. Adams Also requested that a small memorial marker of a plaque be placed at the site of any and all facilities constructed with these funds. Staff will return to your Board as necessary should the Library receive additional donations for capital projects.

REFERENCE MATERIAL:

BAI #39, October 23, 2018
BAI #45, June 6, 2017
BAI #8, April 12, 2016
BAI #6, August 25, 2015
BAI #4, June 2, 2015
BAI #9, February 25, 2003

ATTACHMENTS INCLUDED AND/OR ON FILE:

Library Facilities Master Plan Presentation
On file with Clerk - Library Facilities Master Plan Report

CAO ANALYST:

Samantha Buck