



THE
PUBLIC
LIBRARY
of Cincinnati
and
Hamilton County

Facilities Plan



Why a facilities plan?

- Postponed new facilities were completed in 2015
- Branches inconsistent in condition, appearance, and service delivery
- Changes in services left large areas of Main empty or underutilized
- Concept originated with Library staff



Overview

Our Library consists of the Main Library and 40 branch libraries.

- Main and 16 branches are in the City of Cincinnati
- 17 branches are in other cities or villages
- 7 branches are in townships



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A good rule of thumb is 1 sq. ft. of library space for every resident so how do we measure up?



First the population

- The county population totals 804,520
- The City of Cincinnati population is 297,517
- Hamilton County without the City of Cincinnati population is 507,003



Square footage

- Main and 40 branches is 931,809
- Main alone is 542,382
- Cincinnati branches only 146,325
- County branches only 243,102



Do we meet the standard?

Without Main both the City of Cincinnati and Hamilton County are at about 50% of the square feet needed to adequately serve the community.

However, we are not recommending a significant expansion of branches at this time.



Use of Facilities

Transactions (reference questions, program attendance, items borrowed and computers sessions) per square foot varies:

- Our average for all locations is 20.
- The average for branches in the City of Cincinnati is 22.5 ranging from 11.1 to 40.6
- The average for branches in the county is 36 ranging from 16.6 to 102.5
- Main Library's is 6.9



Age of Facilities

Of the 33 branches owned by the Library:

- 10 are between 85 and 112 years old and 3 of these have never been renovated
- 10 are between 44 and 58 years old and 7 of these have never been renovated
- 10 are between 15 and 35 years old and 9 of these have never been renovated
- 3 are new



Main Library

Consists of more than half of our total square footage.

Serves multiple functions in one facility:

- Houses centralized services
- Houses a permanent collection
- Serves as a regional reference center
- Serves as a large branch library

But, is underutilized as a branch library and a regional reference center



Changes at Main Library

Relocate centralized services into an Operations Center.

Utilizing a facility designed for shipping, a call center, technical services and other services would increase efficiency and functionality while reducing operating costs.

We are currently looking for a facility to house these functions.



Changes at Main Library

Consolidate public services at the Main Library into the South Building.

A feasibility study by GBBN found that the space remaining after centralized services are moved from Main is sufficient to house all services with additional space for growth and new services.

The 4 public departments housed in the North Building are only 24% of the total North Building space.



Changes at Main Library

Re-purpose the space in the North Building or sell it, once services are consolidated into the South Building.

A recent opinion of value, valued the North Building at just under \$8.5 million. An MAI appraisal is pending.

Re-purposing could add meeting/training space, retail/café space, an auditorium or other uses.



Funding Needs

We have identified more than \$18 million in maintenance/renovations needed.

Major renovations, branch replacements and accessibility projects are estimated at \$36 million.

Bringing the total unmet need to \$54 million.

There is currently no funding for these projects and no timetable for completion.



What's Included?

- Making all facilities fully accessible
 - Madisonville
 - Walnut Hills
 - Price Hill
 - Norwood – auditorium and accessibility
 - Cheviot
 - Wyoming
- Renovating Hyde Park



What's Included?

- Completing deferred maintenance work
- Updating furniture and fixtures and facilities in general
- Acquiring/constructing branches to replace Miami Township, Mt. Healthy, Elmwood Place and Greenhills
- Re-purposing Main Library space



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Greenhills Branch



- Started leasing current space in 2016
- Renovated in 2016
- Facility is not owned by the Library



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Greenhills Branch Needs



- Interior plaster and paint
- Furniture replacement
- Replacement of rental branch
- Sign replacements



Current Funding is Inadequate

At our current rate of funding \$2 million annually toward maintenance/capital improvements the work will be completed in 2044 – 27 years.

Since 2000 we have funded annual maintenance only 3 times, due to funding reductions or other funding priorities.

From 2001-2009 we did no maintenance packages a loss of \$18 million in work



Benefits

Provides each community with a branch that is well-maintained, accessible and up-to-date

Reduces the operating costs of the Main Library – without reducing services

Increases functionality of centralized services through an Operations Center