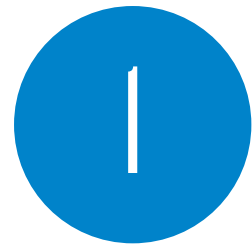


CLEVELAND PUBLIC LIBRARY - FACILITIES MASTER PLAN



CAPITAL COMMITTEE PRESENTATION
FEBRUARY 19, 2019

WHAT WILL THE FACILITIES MASTER PLAN DO?



ASSESS CURRENT STATE

Conduct an assessment of all the Cleveland Public Library's 27 branches and Main Campus to identify necessary maintenance needs and determine the physical potential to renovate, expand or build new for each as needed to continue providing a high level of service to the community.



IDENTIFY COMMUNITY NEEDS

Collect input from Cleveland's communities about their libraries to determine what they are doing well and what they can do to better serve their patrons.



CREATE A PLAN FOR THE FUTURE

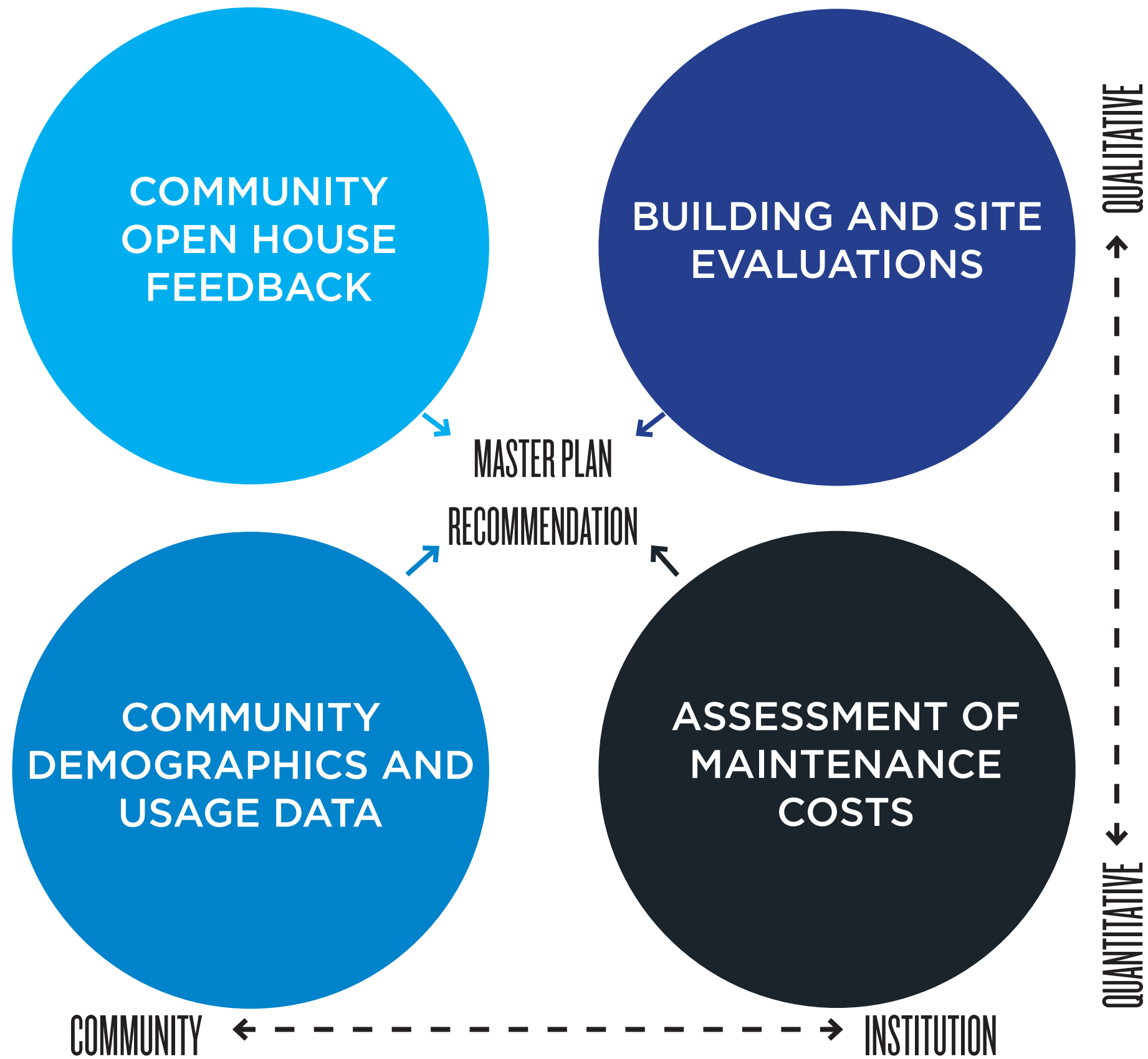
Analyze the findings and create a plan for how to maintain, renovate or replace buildings over the next 10 years to support Cleveland Public Library's strategic priorities.



27 UNIQUE BRANCHES, SERVING DIVERSE COMMUNITIES.

FEBRUARY 19, 2019





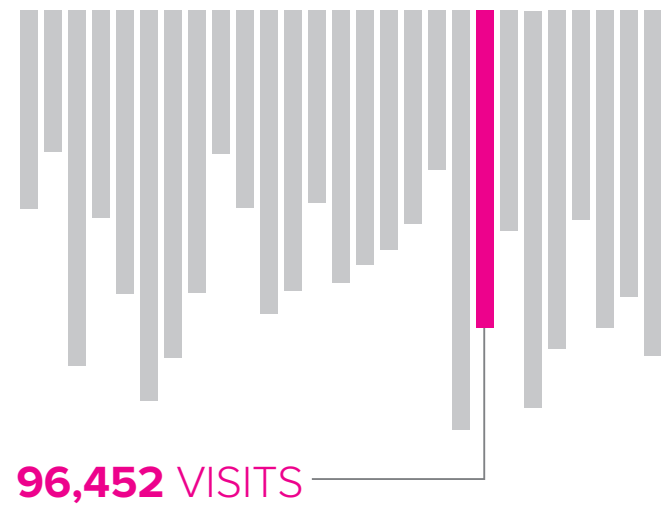
HOW DO WE COMPARE ?

FEBRUARY 19, 2019

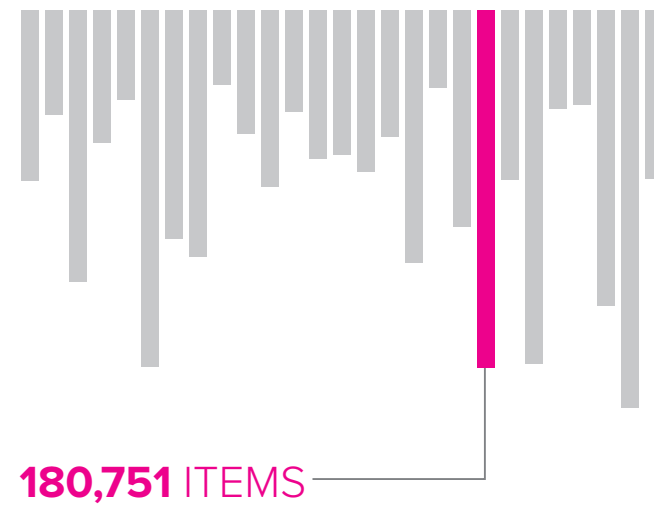


1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



CIRCULATION



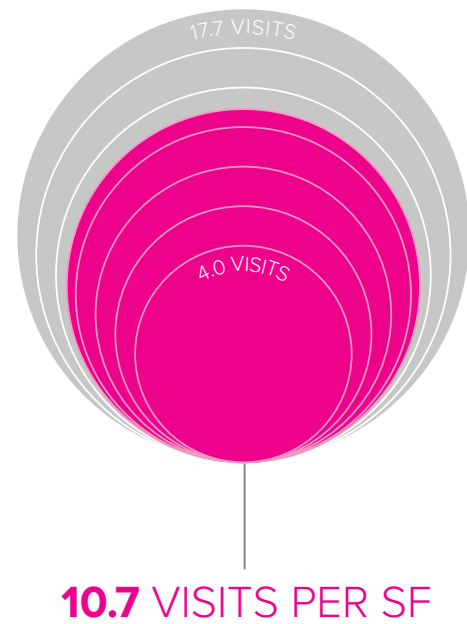
SERVICE AREA POPULATION



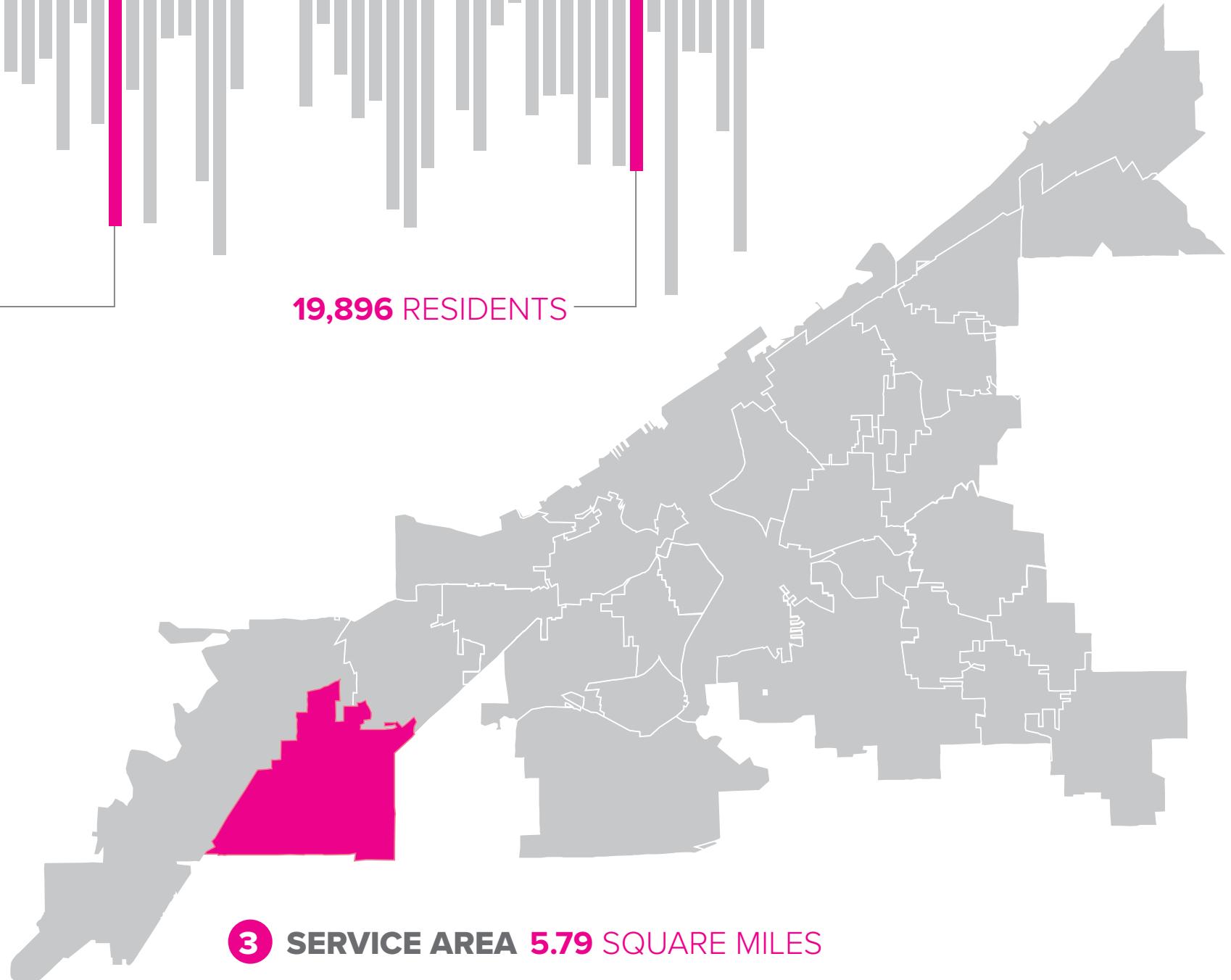
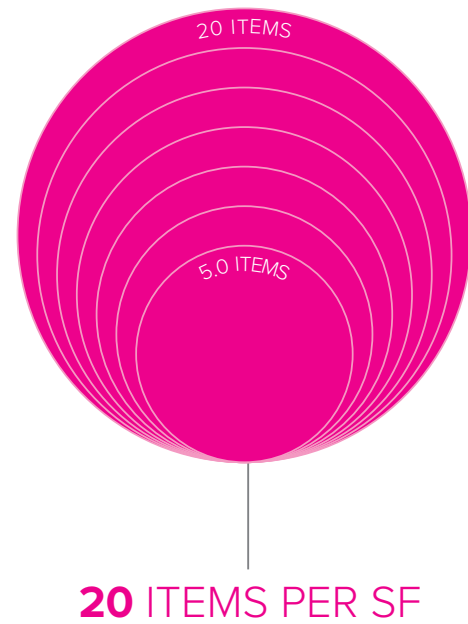
2 OCCUPIED AREA ANALYSIS

CURRENT OCCUPIED SQUARE FOOTAGE: 14,000 SF

ATTENDANCE



CIRCULATION



3 SERVICE AREA 5.79 SQUARE MILES

KEY

DATA REPRESENTATION

- System Wide
- Current Branch

1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

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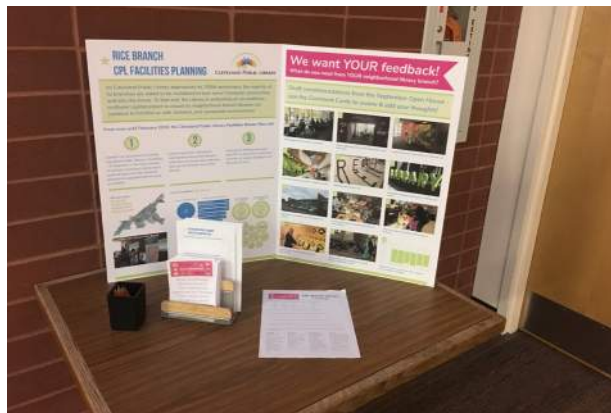
ENGAGEMENT SUMMARY



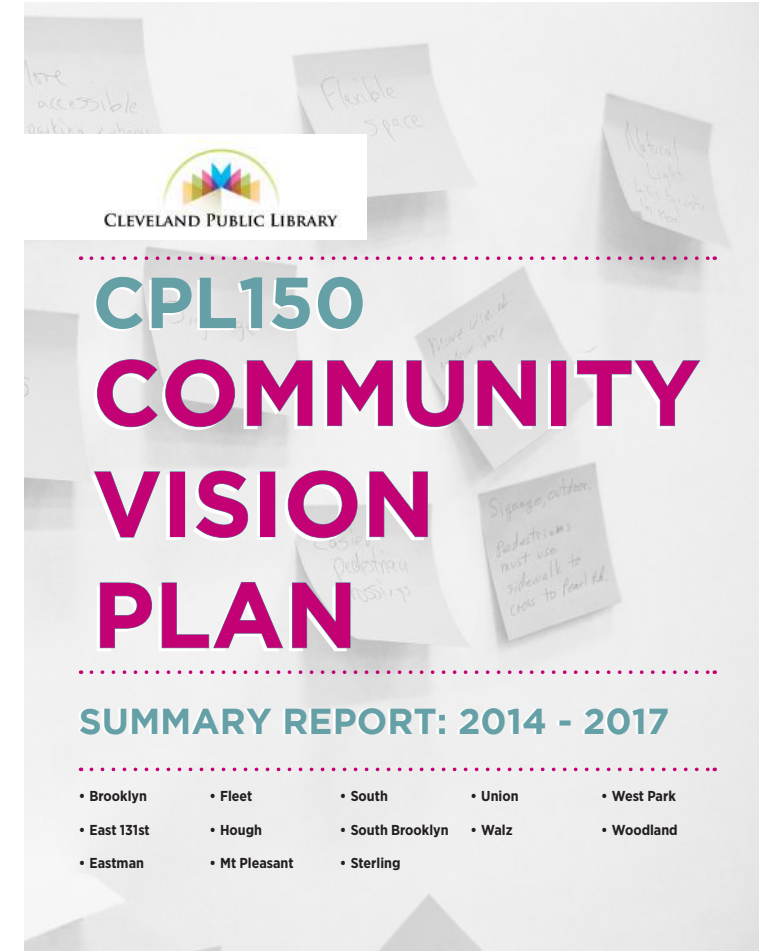
* 13 OPEN HOUSES
305+ PARTICIPANTS



* 12 PUBLIC MEETINGS (to date)
155+ ATTENDEES



* DISPLAY BOARDS + SURVEYS
455 SURVEYS COLLECTED



ADDITIONAL OUTREACH:

- Met individually with each Branch Manager to discuss community needs
- Presented at Ward 10 meeting (10.16.18) for Collinwood Branch
- Presented at Ward 7 meeting (10.23.18) for Addison Branch
- Met with Bellaire-Puritas (CDC) for Rockport Branch
- Met with Famicos Foundation (CDC) for Langston Hughes Branch & Glenville Branch
- Met with Burton Bell Carr (CDC) for Garden Valley Branch
- Met with MetroWest (CDC) for Fulton Branch
- Installed Summary Display Boards at each branch for those unable to attend Public Meetings
- Attended Fulton Branch Reopening Celebration to gather feedback/invite attendees to 11.27 Public Meeting

FEBRUARY 19, 2019

DO THOSE LOCATIONS SUPPORT THE LIBRARY'S NEEDS?

IS THE SITE....

1. AVAILABLE

2. ACCESSIBLE

3. FLEXIBLE

4. COMMUNITY FOCUSED

IS THE BUILDING....

1. ADAPTABLE

2. EQUITABLE

3. COLLABORATIVE

4. MAINTAINABLE

5. VISIBLE

DO THOSE BUILDINGS FIT THE LIBRARY'S VISION FOR THE FUTURE ?

FEBRUARY 19, 2019

BRANCH EVALUATION

HOUGH BRANCH

SITE CRITERIA	INADEQUATE	LIMITED	ADEQUATE	COMMENTS
AVAILABLE			X	Current CPL owned site
ACCESSIBLE	X			Remote from major transit lines and not high visible from major streets but it does provide reasonable parking.
FLEXIBLE		X		Limited room growth on the site. Adjacent vacant lots are owned by CMHA. Right-sized for current needs.
COMMUNITY FOCUSED	X			Located away from neighborhood centers, patrons don't currently view it as 'safe'.
BUILDING CRITERIA	INADEQUATE	LIMITED	SUFFICIENT	COMMENTS
ADAPTABLE	X			The building form does not lend itself to reorganization, the current layout doesn't create a flexible space.
EQUITABLE			X	Hough is a high need community, the building is all on one level.
COLLABORATIVE		X		One poorly laid out meeting room with no smaller study spaces, layout 'silos' people into distinct areas of the library, not co-located with other institutions.
MAINTAINABLE		X		Typical older building in fair to poor condition.
VISIBLE	X			Located on a corner site with a unique building form but tucked away from main roads and without good visibility into the building, nondescript entry.

BRANCH EVALUATION

LORAIN BRANCH

SITE CRITERIA	INADEQUATE	LIMITED	ADEQUATE	COMMENTS
AVAILABLE			X	CPL owned site
ACCESSIBLE		X		Located on a transit line but with limited parking.
FLEXIBLE		X		The site fits the current two-story building but has minimal room for growth.
COMMUNITY FOCUSED		X		In a high need area on a major street but not in close proximity to other similar institutions.
BUILDING CRITERIA	INADEQUATE	LIMITED	SUFFICIENT	COMMENTS
ADAPTABLE		X		Services are all located on a single story and the spaces flow together but the 3 wings created by the cruciform shape of the building and location of service spaces in the center does limit flexibility.
EQUITABLE	X			While the building has had some recent ADA updates the entry into the building from the parking lot by wheelchair is via a long ramp leading to a nondescript side entry. Staff spaces are located on a second floor without elevator access
COLLABORATIVE		X		The building has a well sized meeting room as well as a smaller meeting room associated with the children's area though there are not small group study areas
MAINTAINABLE		X		The building is in fair condition with some deferred maintenance items that require attention.
VISIBLE		X		As a Carnegie Branch the building has distinct historic character and it's location on Lorain is highly visible. There are limited views into the building and areas within the building that have limited sight lines.

FEBRUARY 19, 2019

SYSTEM RECOMMENDATIONS

FEBRUARY 19, 2019



S, M, L, XL

S. NEIGHBORHOOD BRANCH

Size: 5,000 - 10,000 sf

Examples: Brooklyn, Eastman, Glenville

- **Community Living Room, a place to go to meet daily needs**
- Collection is focused on popular material with a bookstore feel
- Flexible meeting/event room to serve min XX people, may converted to general use space when not in use
- Includes minimum 1-2 small group study rooms or similar defined collaborative space
- Dedicated computer area w/ fixed stations and 'laptop bar', basic copy/print function
- Dedicated children's area with small scale interactives area
- Defined Teen area that may be used for other functions during the school day
- Consider 24/7 lobby or book lockers for extended service



M. COMMUNITY HUB

Size: 12,000 - 15,000 sf

Examples: Mt Pleasant*, Collinwood, Rice

- **Resource Center, a broader scope of service that still has a community focus**
- Collection is still focused on popular material but may have a heavier reference area
- Meeting to serve min XX people, dividable. Consider after-hours access
- Includes minimum 2-3 small group study rooms or similar defined collaborative space
- Dedicated computer area w/ fixed stations and 'laptop bar', business center function
- Dedicated children's area with larger scale interactives area, possibly dedicated children's program area
- Defined Teen area with gaming
- Provide a flexible maker/program space that supports traveling programs
- Extended hours (late on some weeknights, partial Sundays)
- These branches should approach what is available in the county and CML models



L. REGIONAL ANCHOR

Size: 20,000 - 30,000 sf

Examples: MLK*, Carnegie West

- **A Destination, a unique experience and location for large scale civic events**
- In addition to popular material there may also be a significant special collection
- Includes a large scale meeting/auditorium space in addition to a more flexible meeting space similar to community libraries
- Includes minimum small group study rooms or similar defined collaborative space
- Dedicated computer area w/ fixed stations and 'laptop bar', business center function
- Dedicated children's area with larger scale interactives area, possibly dedicated children's program area
- Defined Teen area with gaming
- Includes some special collection, exhibit or other unique experience
- Extended hours



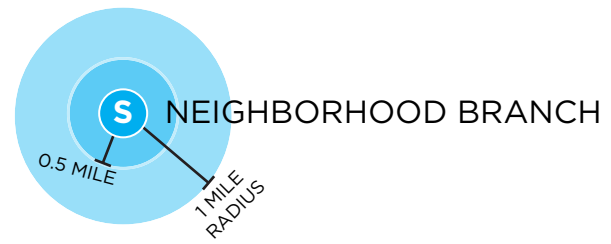
HOW BIG IS BIG ENOUGH?

FEBRUARY 19, 2019

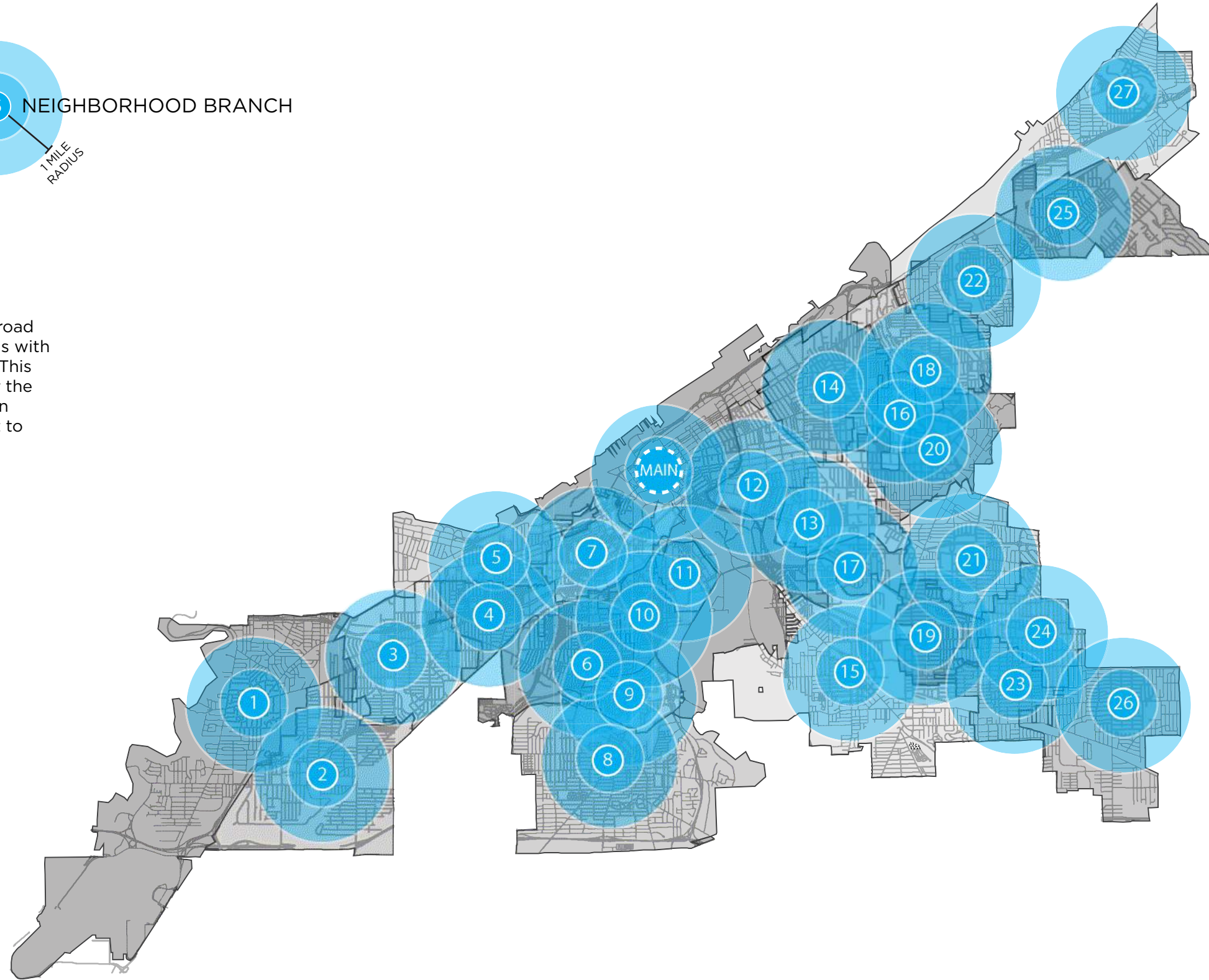


CLEVELAND PUBLIC LIBRARY

MAINTAINING AN ACCESSIBLE NETWORK



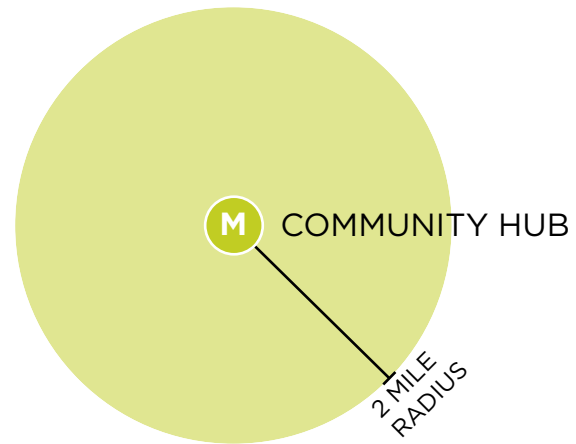
Cleveland Public Library maintains a broad reach in the city's urban neighborhoods with a dense network of smaller branches. This provides access to a critical service for the large population of patrons who rely on walking or public transportation to get to their local branch.



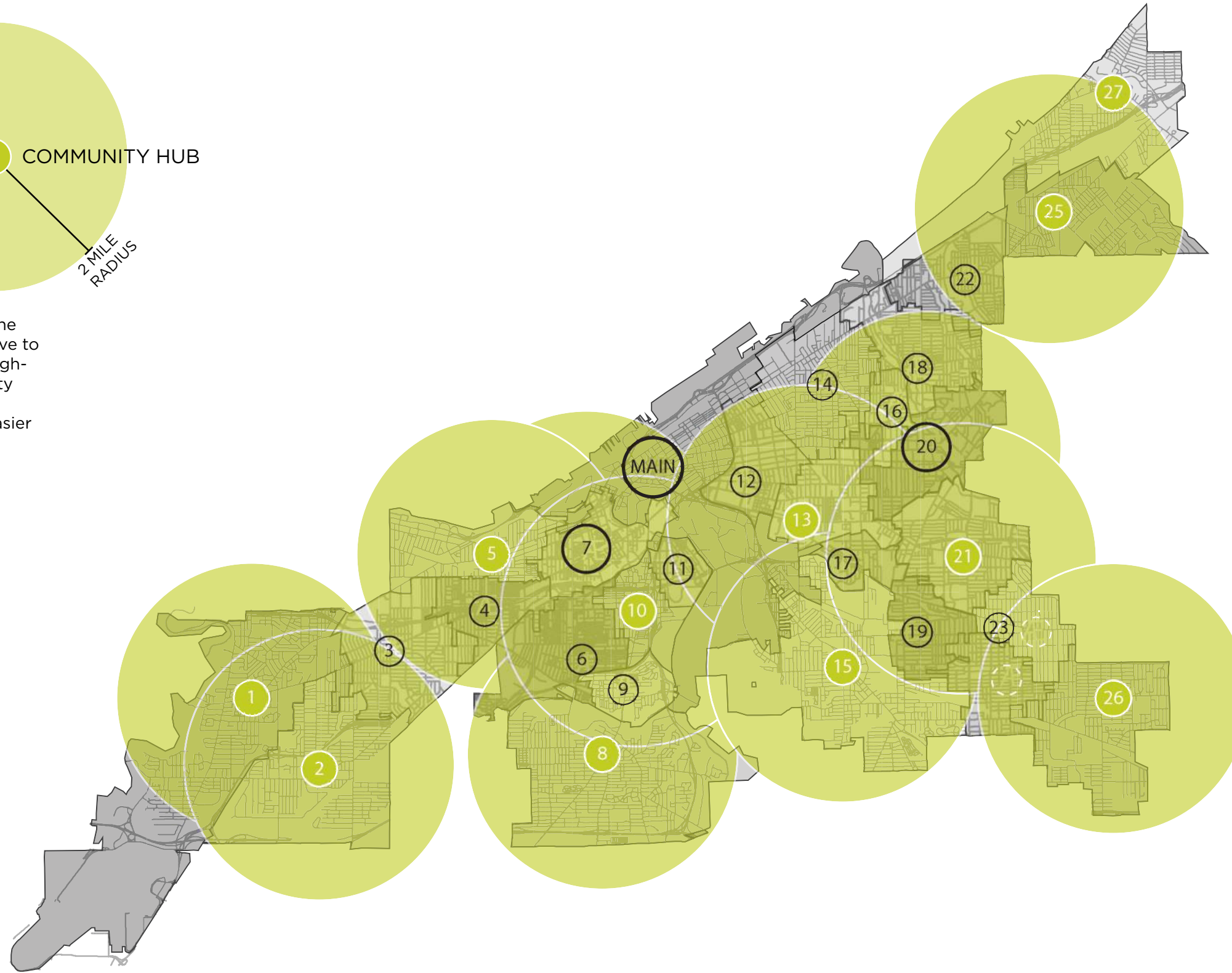
1. WEST PARK
2. ROCKPORT
3. EASTMAN
4. LORAIN
5. WALZ
6. FULTON
7. CARNEGIE WEST
8. SOUTH BROOKLYN
9. BROOKLYN
10. SOUTH
11. JEFFERSON
12. STERLING
13. WOODLAND
14. ADDISON
15. FLEET
16. HOUGH
17. GARDEN VALLEY
18. LANGSTON HUGHES
19. UNION
20. MARTIN LUTHER KING JR
21. RICE
22. GLENVILLE
23. EAST 131ST STREET
24. MT PLEASANT
25. COLLINWOOD
26. HARVARD-LEE
27. MEMORIAL NOTTINGHAM

FEBRUARY 19, 2019

EXTENDING SERVICE EFFICIENTLY



A resident of communities served by the Cleveland Public Library should not have to travel more than 2 miles from their Neighborhood Branch to access a Community Hub. These Hub branches are located direction on transit lines to facilitate easier access from the greater community.



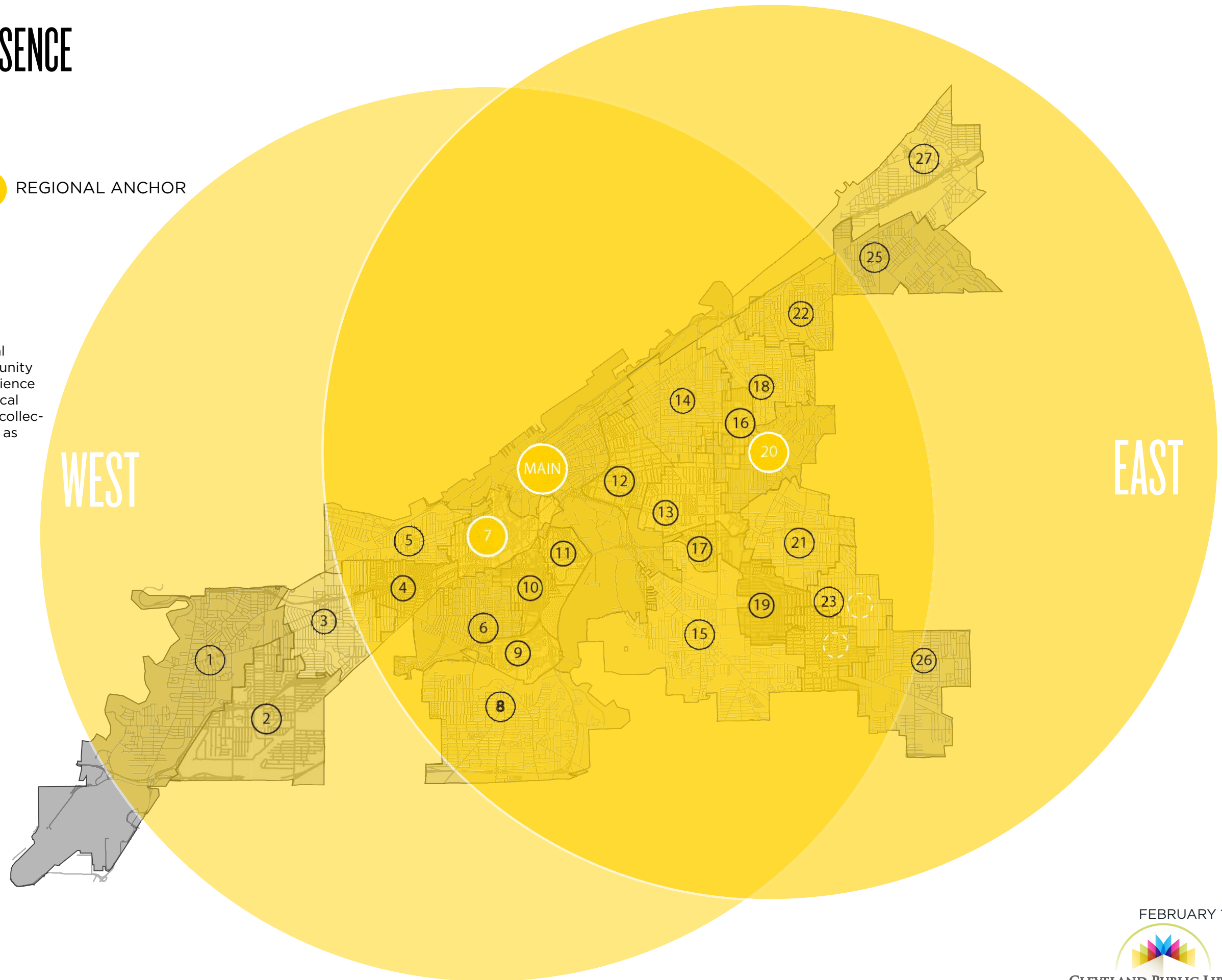
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CREATING AN ICONIC PRESENCE

L REGIONAL ANCHOR

Identifying select branches as Regional Anchors affords the library the opportunity to create locations that provide experience and resources that go beyond the typical library. These locations house special collections in iconic buildings that can serve as venues for larger scale civic events.

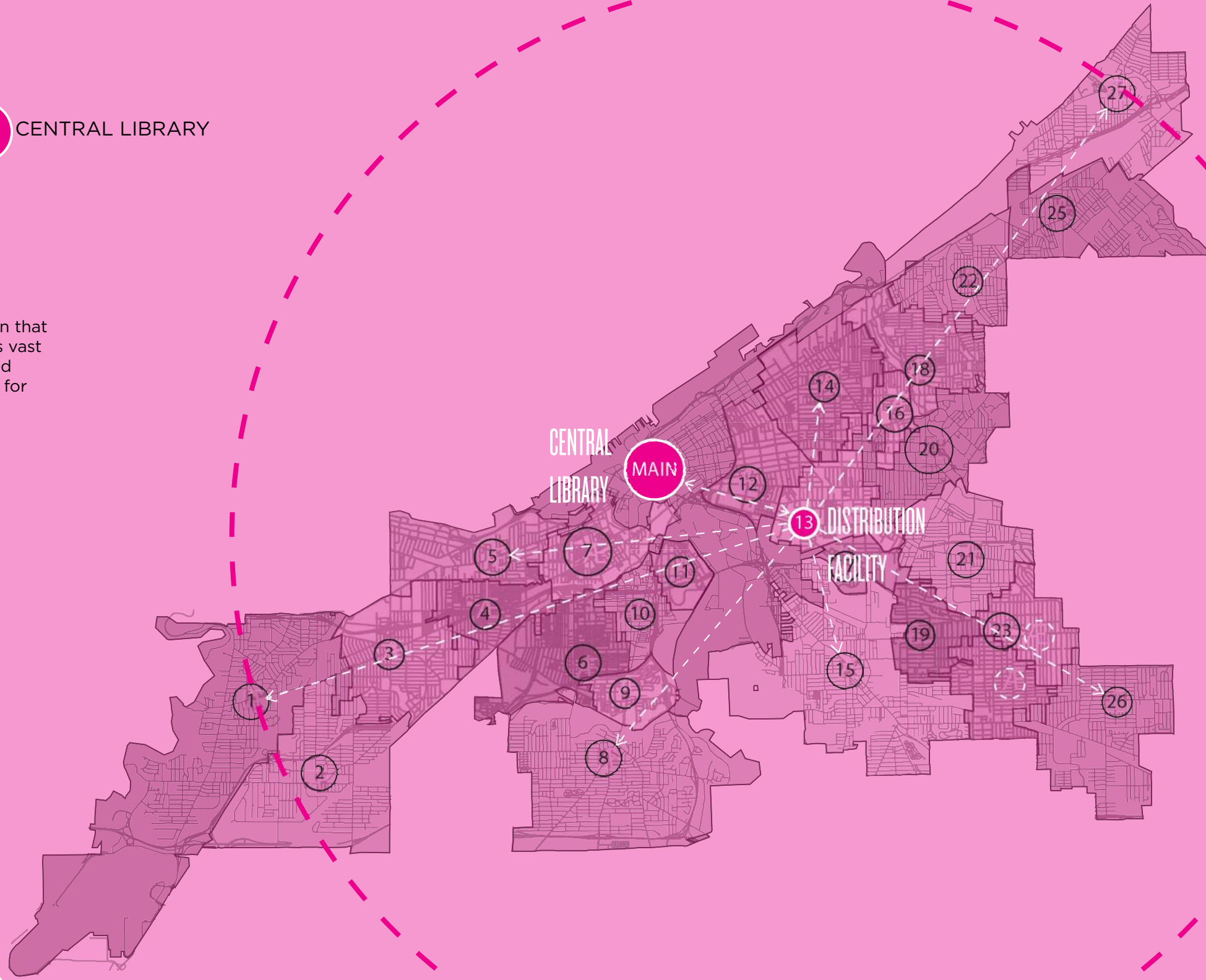


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UPHOLDING INSTIUTIONAL IDENTITY

XL CENTRAL LIBRARY

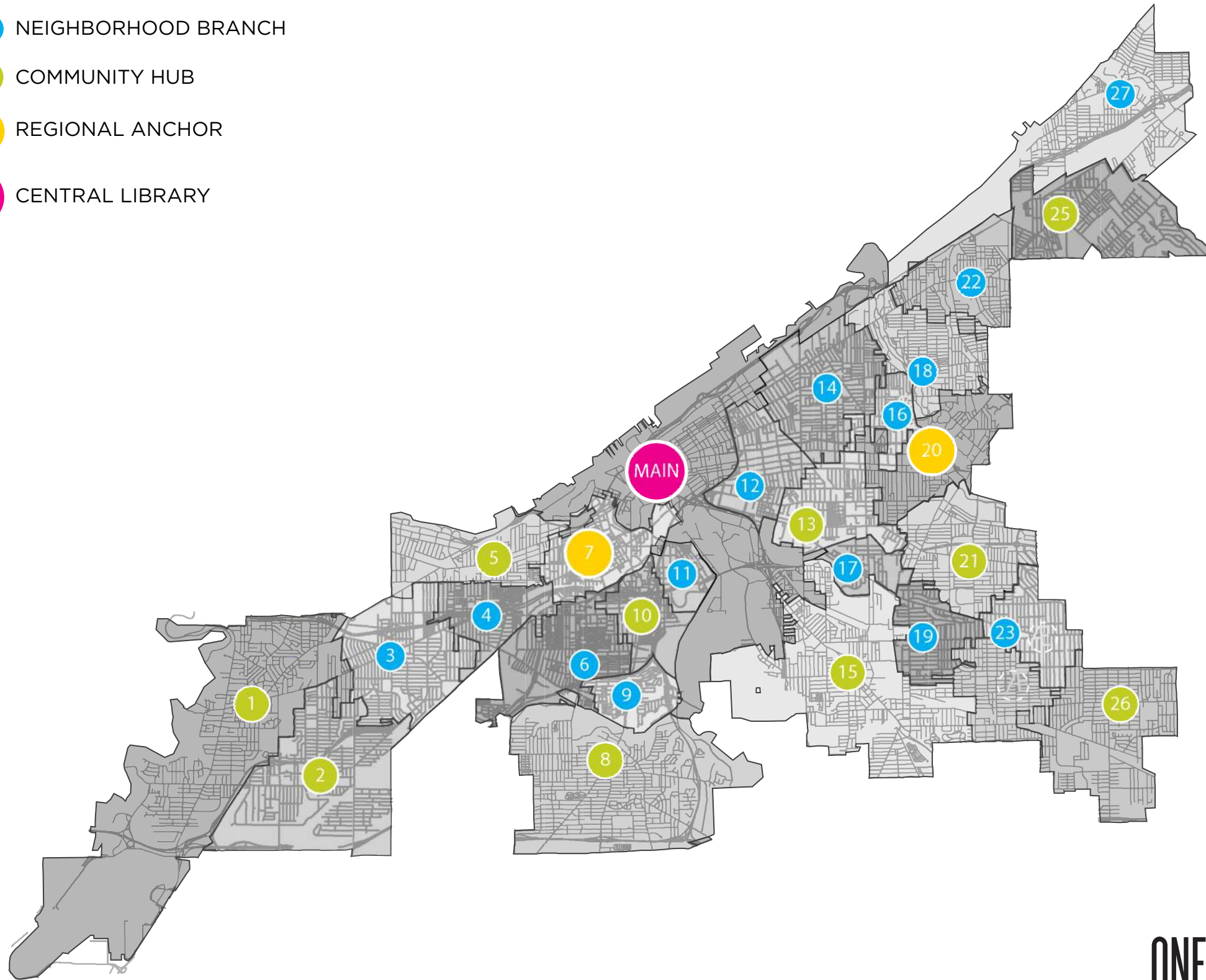
Cleveland Public Library is an institution that serves all of Cleveland and beyond. It's vast collection and reputation as a renowned research institution make it a resource for the entire region.



FEBRUARY 19, 2019

HOW BIG IS BIG ENOUGH?

- S** NEIGHBORHOOD BRANCH
- M** COMMUNITY HUB
- L** REGIONAL ANCHOR
- XL** CENTRAL LIBRARY



1. WEST PARK
2. ROCKPORT
3. EASTMAN
4. LORAIN
5. WALZ
6. FULTON
7. CARNEGIE WEST
8. SOUTH BROOKLYN
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23. EAST 131ST STREET
24. MT PLEASANT
25. COLLINWOOD
26. HARVARD-LEE
27. MEMORIAL NOTTINGHAM

ONE SIZE DOES NOT FIT ALL...

FEBRUARY 19, 2019



JEFFERSON BRANCH NEIGHBORHOOD BRANCH

RENOVATE & EXPAND



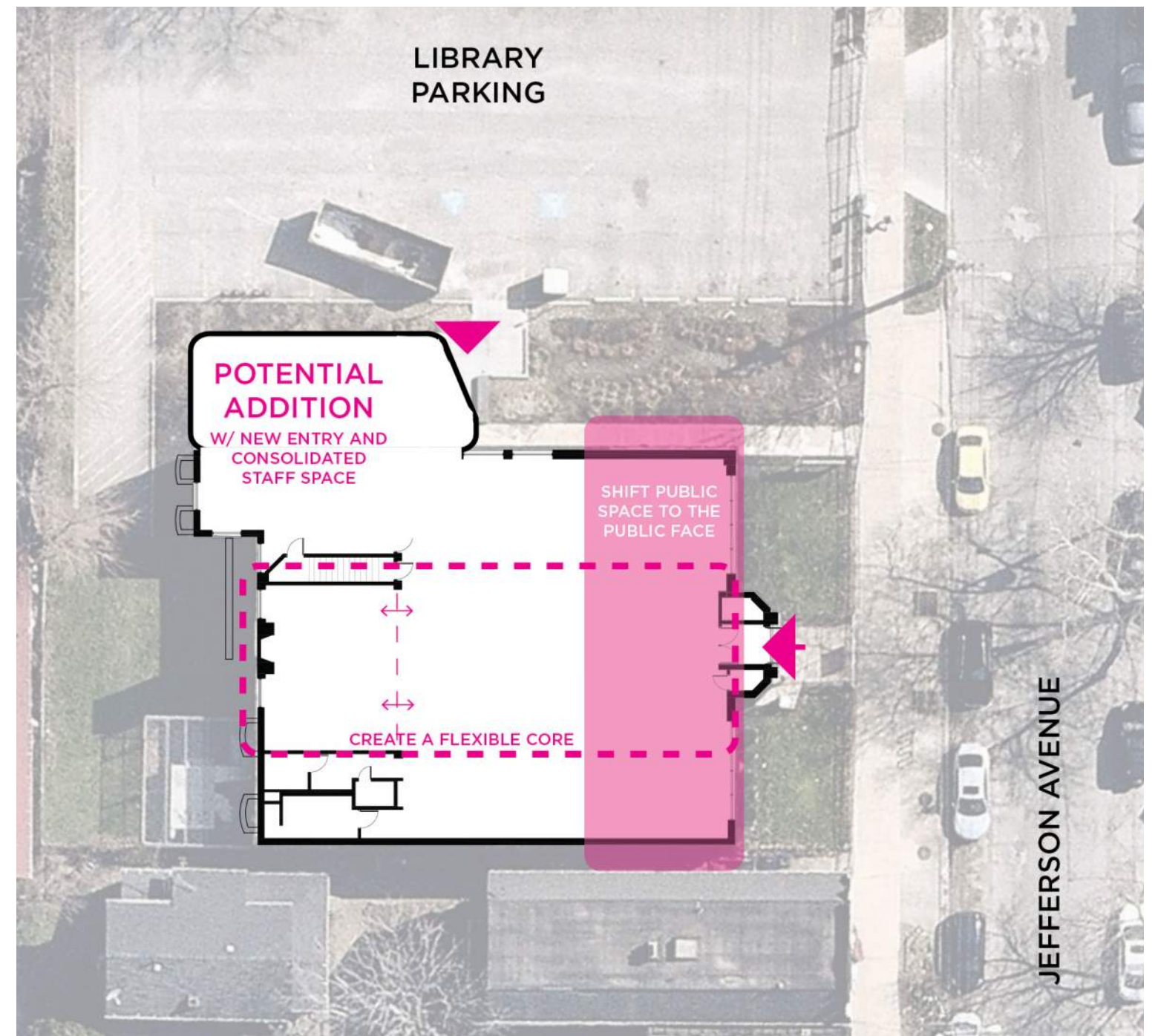
PROBABLE IMPLEMENTATION COSTS:

DEFERRED MAINTENANCE: **\$460,000**

*MAINTENANCE ITEMS ON EXISTING BUILDING ONLY

RENOVATION & ADDITION: **\$1,900,000**

*INCLUSIVE OF DEFERRED MAINTENANCE COSTS



FEBRUARY 19, 2019

HOUGH BRANCH NEIGHBORHOOD BRANCH

NEW BUILDING



PROBABLE IMPLEMENTATION COSTS:

DEFERRED MAINTENANCE: **\$764,000**

*MAINTENANCE ITEMS ON EXISTING BUILDING ONLY

NEW BRANCH: **\$4,600,000**

FEBRUARY 19, 2019

ROCKPORT BRANCH COMMUNITY HUB

NEW BUILDING



PROBABLE IMPLEMENTATION COSTS:

DEFERRED MAINTENANCE: \$881,000

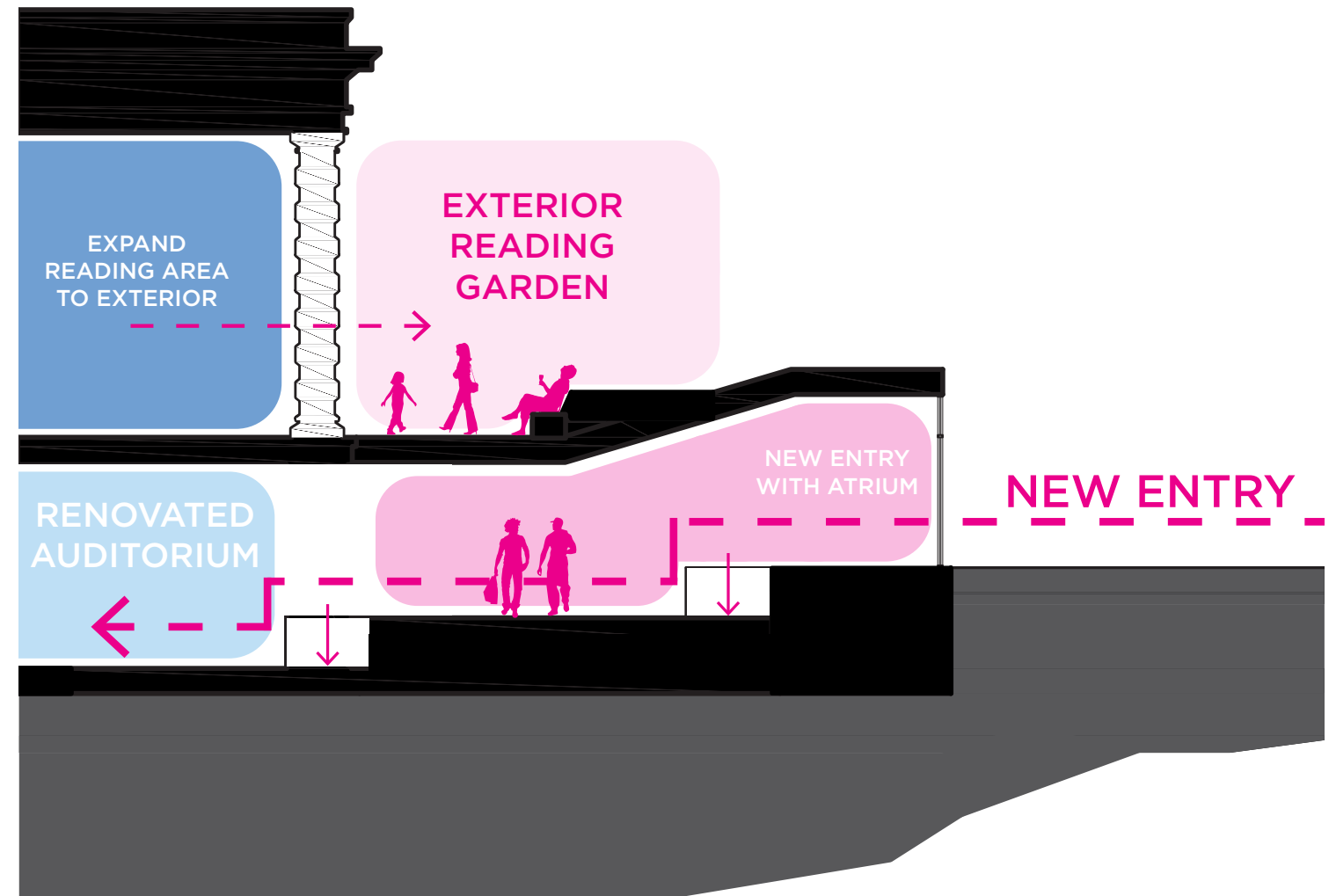
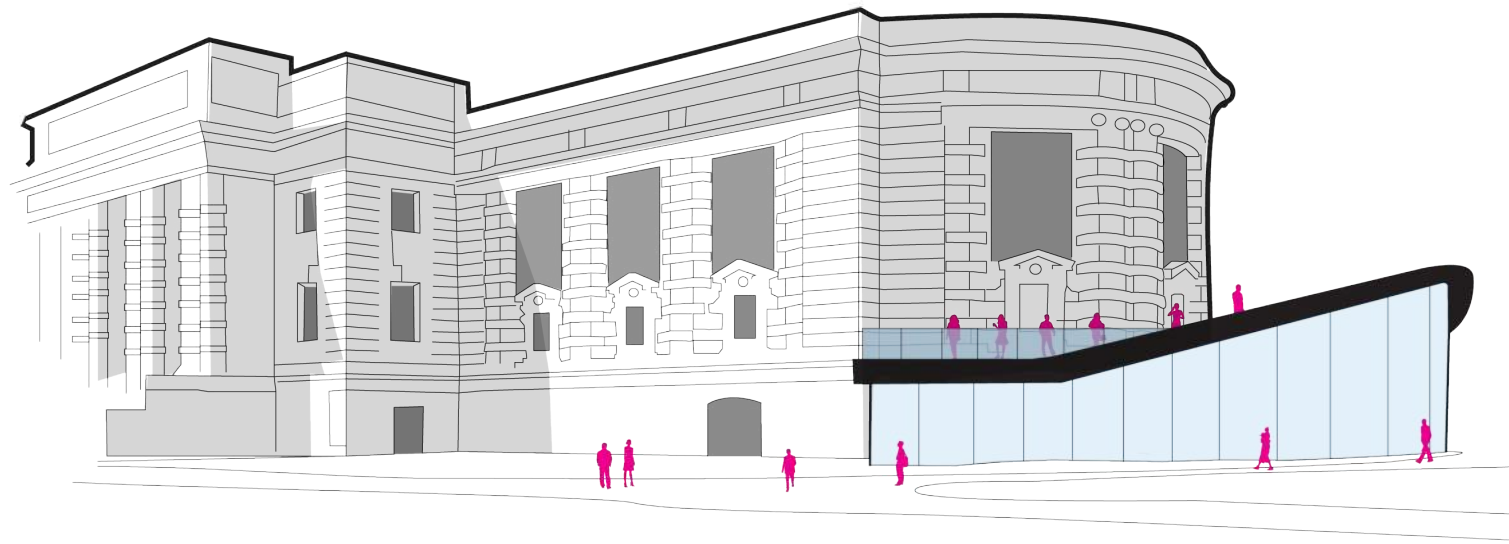
*MAINTENANCE ITEMS ON EXISTING BUILDING ONLY

NEW BRANCH: \$6,500,000

FEBRUARY 19, 2019

CARNEGIE WEST BRANCH REGIONAL ANCHOR

RENOVATE & EXPAND



PROBABLE IMPLEMENTATION COSTS:

DEFERRED MAINTENANCE: **\$1,237,000**

*MAINTENANCE ITEMS ON EXISTING BUILDING ONLY

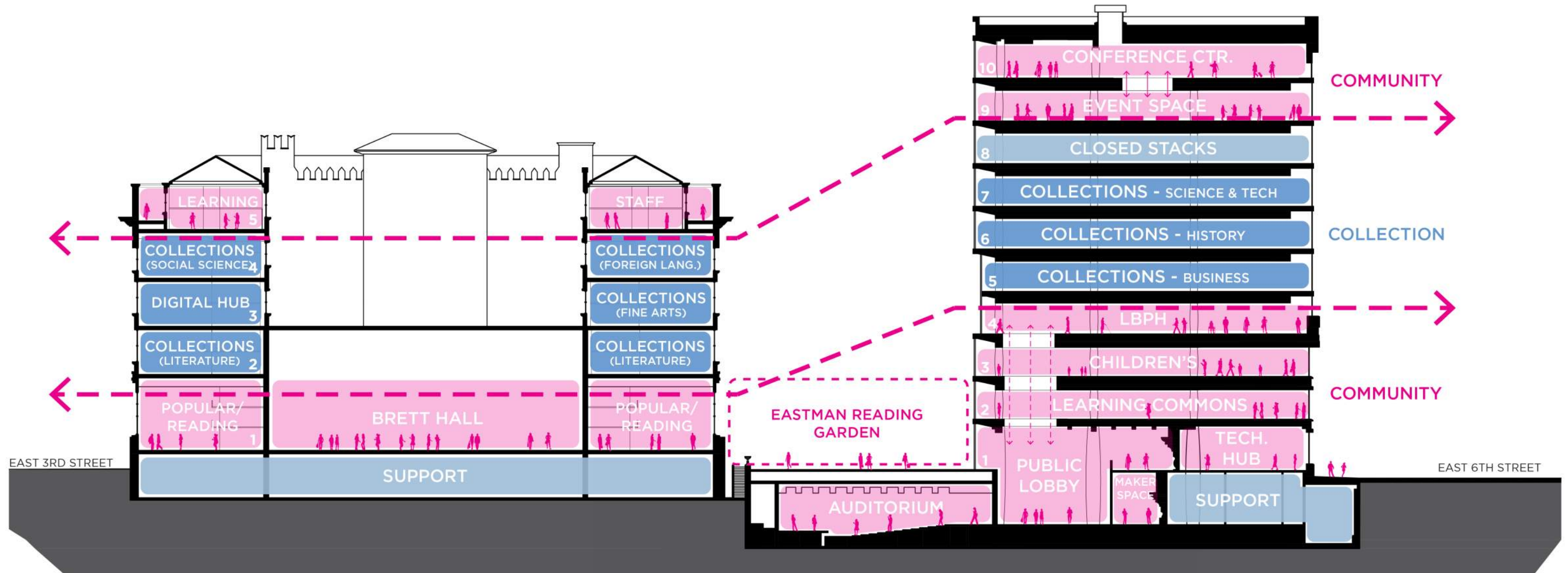
RENOVATION & ADDITION: **\$6,800,000**

*INCLUSIVE OF DEFERRED MAINTENANCE COSTS

FEBRUARY 19, 2019

MAIN CAMPUS

RENOVATE & REORGANIZE



PROBABLE IMPLEMENTATION COSTS:

DEFERRED MAINTENANCE: **\$10,800,000**

*MAINTENANCE ITEMS ON EXISTING BUILDING ONLY

RENOVATION: **\$60,500,000**

*INCLUSIVE OF DEFERRED MAINTENANCE COSTS

FEBRUARY 19, 2019

RENOVATION/CONSTRUCTION BUDGET LEVELS

EXISTING CONDITIONS

Deferred Maintenance:

Varies

- As identified in deferred maintenance budgets.
- Deferred maintenance costs not covered by scope of renovation work to be performed has been incorporated on a case by case bases and included in project implementation costs identified elsewhere in this document

NEW BUILDING

New Construction:

\$460/sf budget

- Based on benchmark data from similar projects in the region as well as specific input regarding the library's requirements
- Cost assumes a 10,000-15,000sf building.
- Costs for additions have been estimated at a higher cost (\$575-800/sf) depending on scope.

NOTES:

1. ALL RENOVATION AND NEW CONSTRUCTION BUDGETS REPRESENT TOTAL PROJECT COST INCLUSIVE OF CONSTRUCTION COST, FURNISHINGS & PROFESSIONAL SERVICE FEES

2. BASED ON ESTIMATE OF PROBABLY COST STUDY PERFORMED BY REGENCY CONSTRUCTION SERVICES BASED ON INFORMATION PROVIDED BY BIALOSKY CLEVELAND AND THE CLEVELAND PUBLIC LIBRARY

RENOVATION LEVELS

Interior Refresh:

\$114/sf budget

not inclusive of all deferred maintenance costs

DEFERRED MAINTENANCE +

- Replacement of all finishes (including repainting all walls and ceilings, new carpet, tile and acoustic ceilings)
- Full replacement of furniture, cabinetry, and shelving
- Minor electrical updates including additional outlets, floor boxes and partial lighting replacement
- Replace/upgrade all AV/IT equipment
- Replace mechanical diffusers and grilles

Full Interior Renovation:

\$163/sf budget

not inclusive of all deferred maintenance costs

INTERIOR REFRESH +

- Partial reconfiguration (~10-20%) of spaces including partitions, ceilings, doors, HVAC, and electrical
- Full lighting replacement
- Replace/upgrade AV/IT infrastructure
- Updated plumbing fixtures in existing restrooms U.N.O.
- Landscape and signage allowance for site work
- Full ductwork replacement

Major Renovation:

\$221/sf budget

not inclusive of all deferred maintenance costs

FULL INTERIOR RENOVATION+

- Significant reconfiguration (~60-75%) of interior spaces including partitions, ceilings, doors, HVAC, and electrical
- New restrooms including new plumbing

FEBRUARY 19, 2019

PROJECT BUDGET [OPTION A]

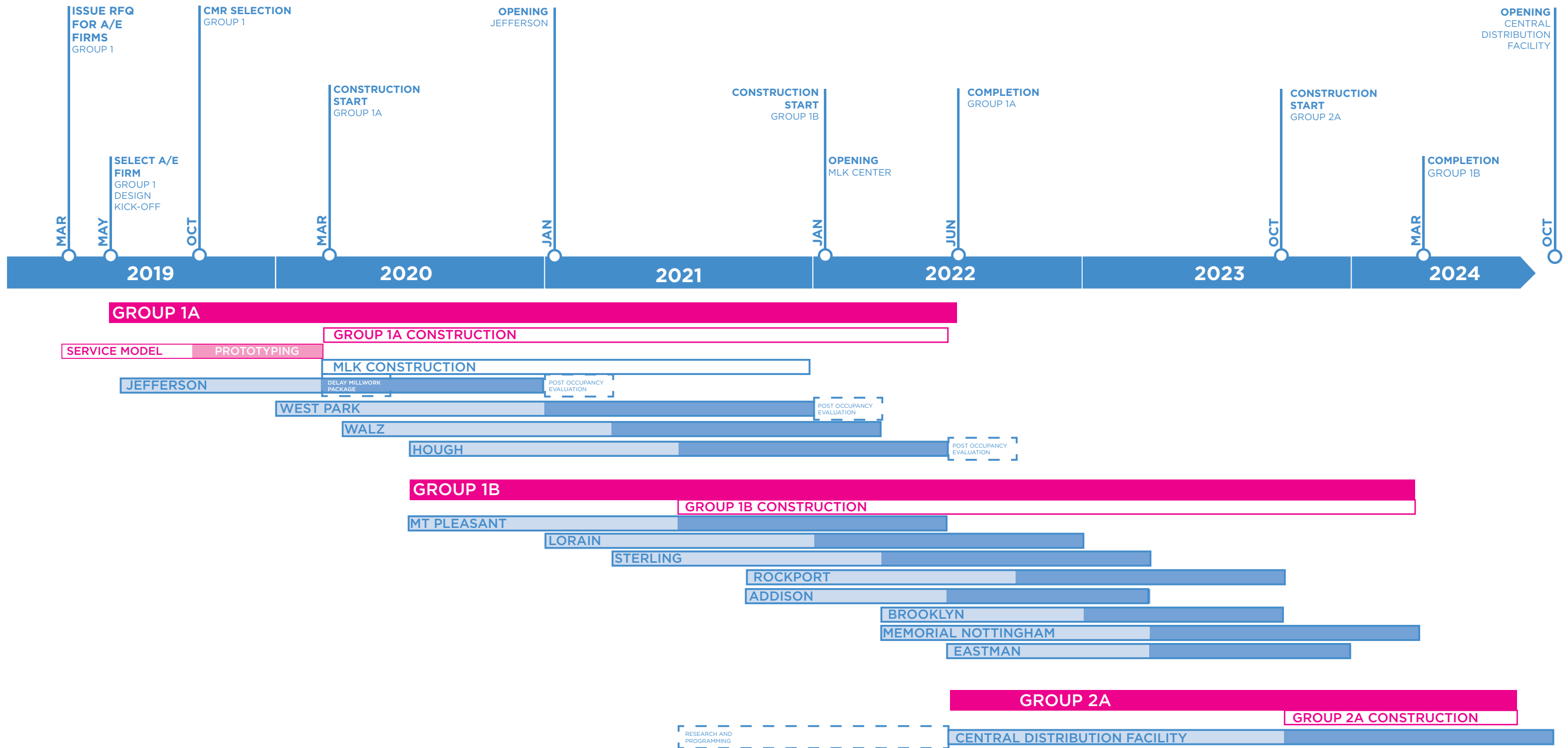
GROUP 1	
GROUP 1A	
MLK CENTER	[NEW BUILDING]
JEFFERSON	[RENOVATION & ADDITION]
HOUGH	[NEW BUILDING]
WALZ	[NEW BUILDING]
WEST PARK	[RENOVATION & ADDITION]
GROUP 1B	
STERLING	[RENOVATION & ADDITION]
LORAIN	[MAJOR RENO. & ADDITION]
MEMORIAL NOTTINGHAM	[NEW BUILDING]
BROOKLYN	[RENOVATION & ADDITION]
EASTMAN	[RENOVATION]
ADDISON	[REFRESH]
ROCKPORT	[NEW BUILDING]
MT PLEASANT	[NEW BUILDING]
TOTAL COST:	
\$58,700,000	

GROUP 2	
GROUP 2A	
CARNEGIE WEST	[MAJOR RENO. & ADDITION]
WOODLAND	[MAJOR RENO. & ADDITION]
MAINTENANCE BUILDING	[NEW BUILDING]
ADMIN BUILDING	[NEW BUILDING]
CENTRAL DIST. FACILITY	[NEW BUILDING]
GLENVILLE	[REFRESH]
COLLINWOOD	[RENOVATION & ADDITION]
HARVARD LEE	[NEW BUILDING]
UNION	[REFRESH]
GROUP 2B	
SOUTH BROOKLYN	[RENOVATION & ADDITION]
FLEET	[RENOVATION & ADDITION]
FULTON	[REFRESH & ADDITION]
LANGSTON HUGHES	[REFRESH]
RICE	[REFRESH]
GARDEN VALLEY	[REFRESH]
TOTAL COST:	
\$71,900,000	

MAIN RENOVATIONS	
GROUP 3	
MAIN BUILDING	[RENOVATION]
LOUIS STOKES	[RENOVATION]
TOTAL COST:	
\$60,500,000	

PROJECT SCHEDULE - GROUP 1 [OPTION A]

DRAFT



COST AND IMPLEMENTATION

FEBRUARY 19, 2019



PROJECT BUDGET [OPTION B]

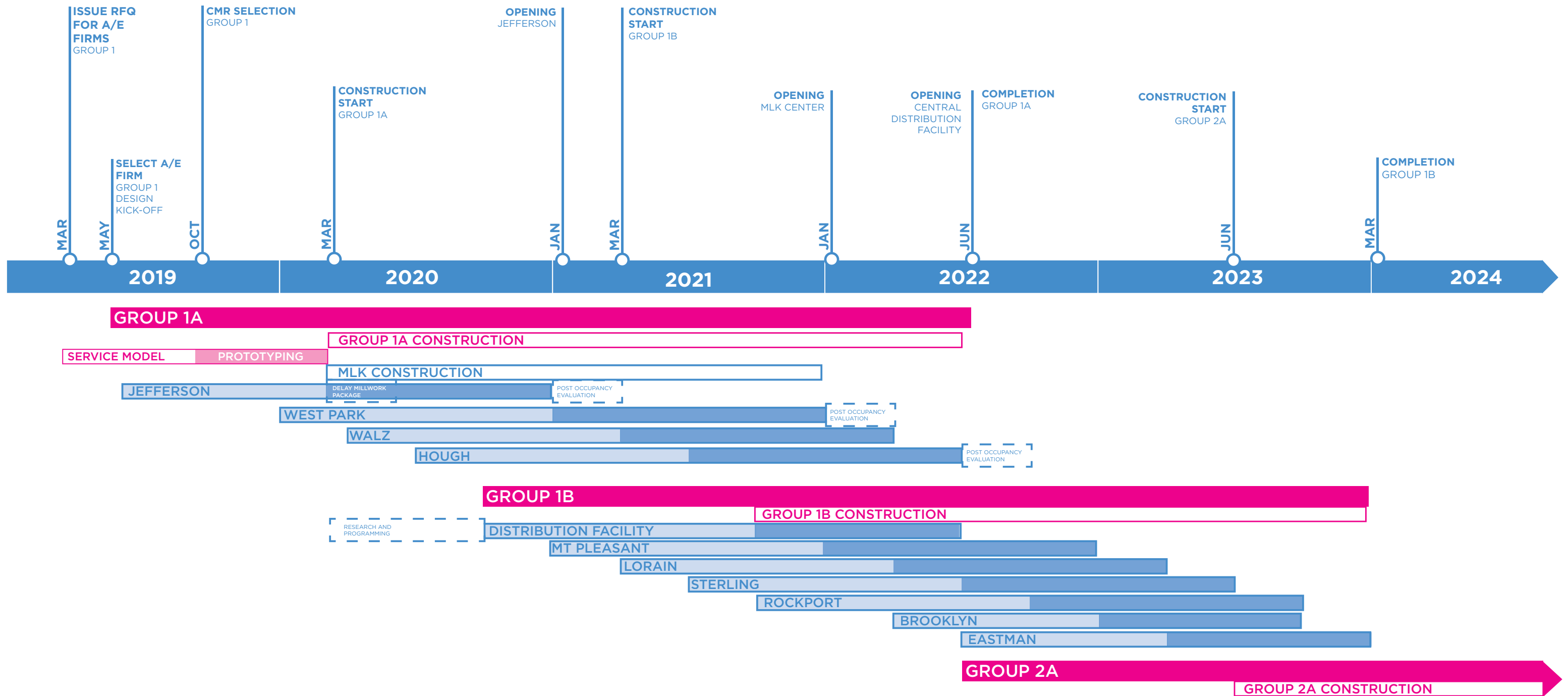
GROUP 1	
GROUP 1A	
MLK CENTER	[NEW BUILDING]
JEFFERSON	[RENOVATION & ADDITION]
HOUGH	[NEW BUILDING]
WALZ	[NEW BUILDING]
WEST PARK	[RENOVATION & ADDITION]
GROUP 1B	
STERLING	[RENOVATION & ADDITION]
LORAIN	[MAJOR RENO. & ADDITION]
BROOKLYN	[RENOVATION & ADDITION]
CENTRAL DIST. FACILITY	[NEW BUILDING]
EASTMAN	[REFRESH]
ROCKPORT	[NEW BUILDING]
MT PLEASANT	[NEW BUILDING]
TOTAL COST:	
\$64,600,000	

GROUP 2	
GROUP 2A	
WOODLAND	[MAJOR RENO. & ADDITION]
MAINTENANCE BUILDING	[RENOVATION & ADDITION]
ADMIN BUILDING	[NEW BUILDING]
MEMORIAL NOTTINGHAM	[NEW BUILDING]
ADDISON	[RENOVATION & ADDITION]
COLLINWOOD	[RENOVATION & ADDITION]
HARVARD LEE	[NEW BUILDING]
UNION	[REFRESH]
GROUP 2B	
SOUTH BROOKLYN	[RENOVATION & ADDITION]
FLEET	[RENOVATION & ADDITION]
CARNEGIE WEST	[MAJOR RENO. & ADDITION]
GLENVILLE	[REFRESH]
FULTON	[REFRESH & ADDITION]
LANGSTON HUGHES	[REFRESH]
RICE	[REFRESH]
GARDEN VALLEY	[REFRESH]
TOTAL COST:	
\$63,500,000	

MAIN RENOVATIONS	
GROUP 3	
MAIN BUILDING	[RENOVATION]
LOUIS STOKES	[RENOVATION]
TOTAL COST:	
\$60,500,000	

PROJECT SCHEDULE - GROUP 1 [OPTION B]

DRAFT



COST AND IMPLEMENTATION

FEBRUARY 19, 2019

