

# CLEVELAND PUBLIC LIBRARY - FACILITIES MASTER PLAN

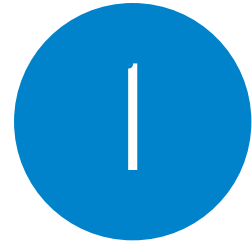
## IMPLEMENTATION GROUP I

CAPITAL COMMITTEE PRESENTATION

MARCH 21, 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.



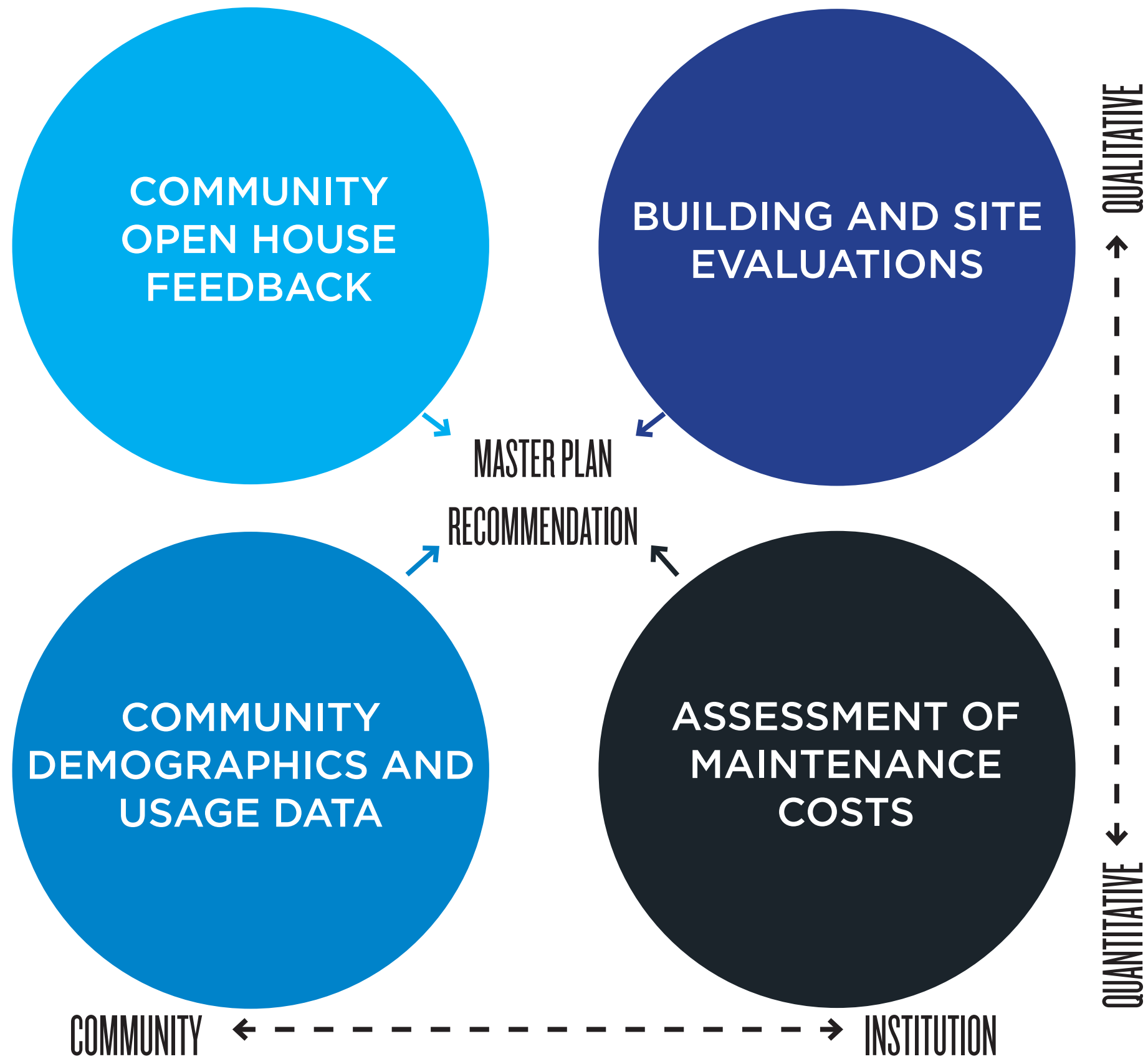


27 UNIQUE BRANCHES, SERVING DIVERSE COMMUNITIES.

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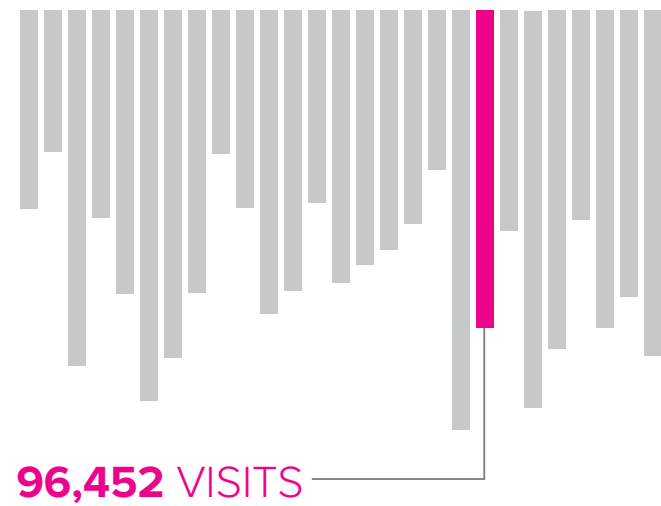


# HOW DO WE COMPARE ?

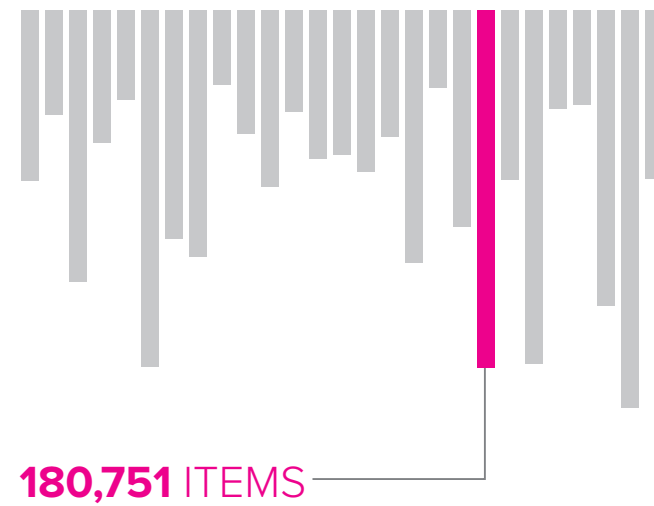
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# 1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



CIRCULATION



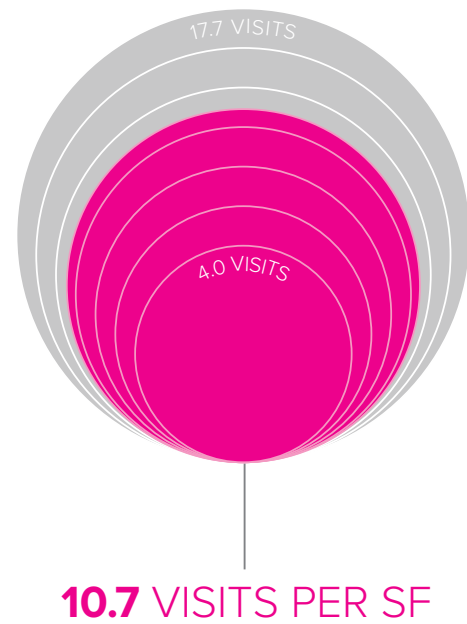
SERVICE AREA POPULATION



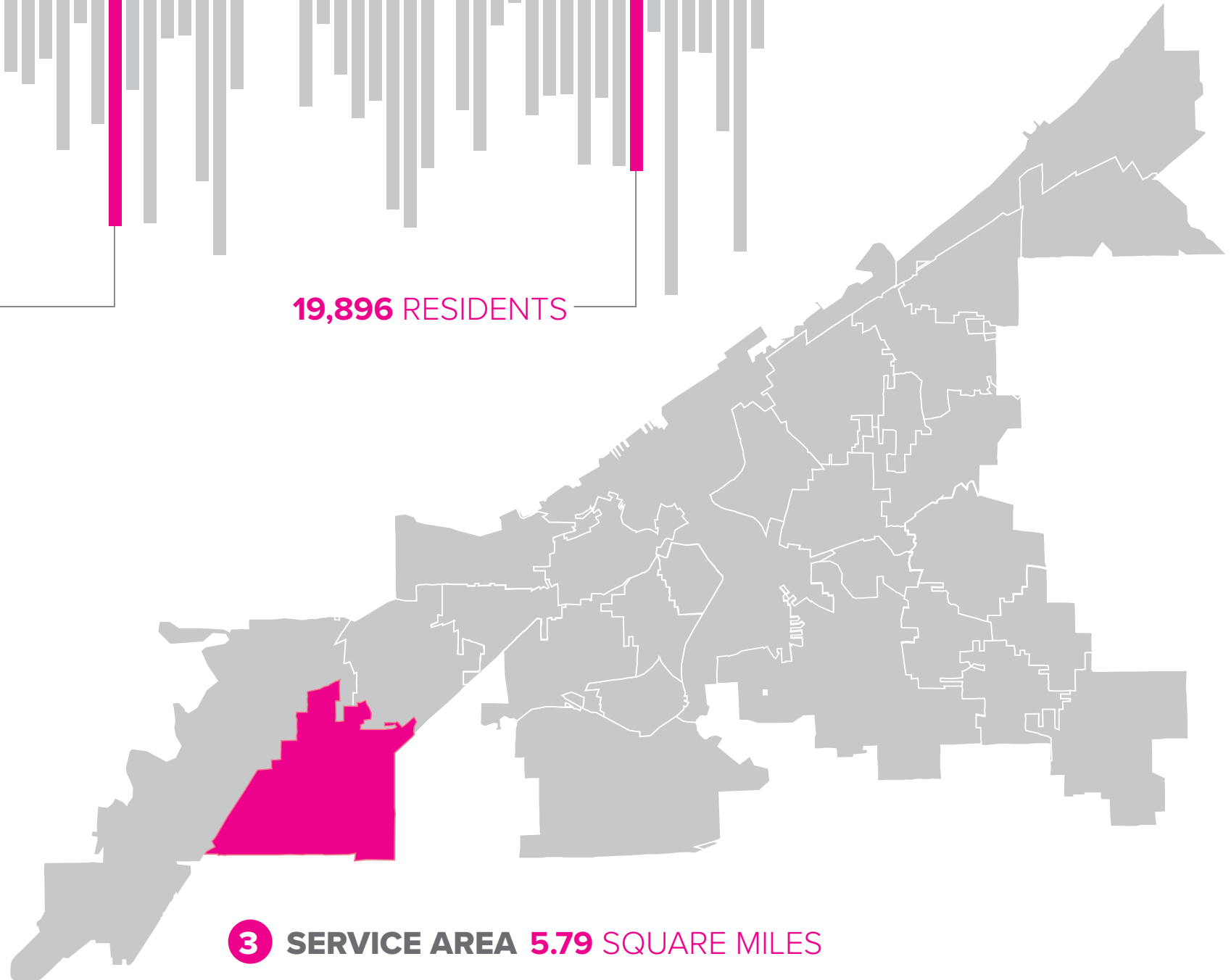
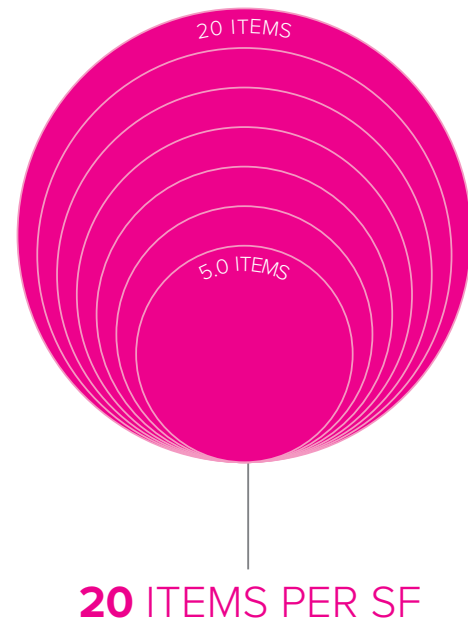
# 2 OCCUPIED AREA ANALYSIS

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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# DEFERRED MAINTENANCE ASSESSMENTS



## GLENVILLE BRANCH

Cleveland Public Library

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EXISTING FACILITY ASSESSMENT

DATE: August 30, 2018

**P1.00 DOMESTIC WATER**

**Description:**  
The domestic water piping system includes a domestic hot water heater and a main distribution panel located in the staff room.

**Assessment:**  
The domestic water piping system is approximately 40 years old. Power to the main distribution panel located in the staff room was grounded upon inspection. The main distribution panel is rated for [COMPANY] amperes.

**Recommendation:**  
There is no action necessary at this time.

**P2.00 HOT WATER**

**Description:**  
The domestic water heater is a 28 gallon storage tank, replaced in 2018.

**Assessment:**  
The domestic water heater is in good condition.

**Recommendation:**  
There is no action necessary at this time.

**E1.00 ELECTRICAL**

**Description:**  
The existing electrical service is provided from a pole mounted transformer. There is no separately derived service. The utility company owns the pole mounted transformer underground to a 80 ampere floor. The existing main service disconnect is located in the staff room.

**Assessment:**  
The existing service has approximately 40 years of service. The main service disconnect switch is in good condition.

**E2.00 ELECTRICAL**

**Description:**  
The existing main distribution panel is located on the first floor in the staff room. It is a 120/208V, 3 phase, 4 wire panel. The branch circuit panels are located in the staff room. The existing branch circuit panels are in good condition. The building also has disconnects for convenience power and lighting.

**Assessment:**  
The existing main distribution panel and corresponding branch circuit panels are in fair condition and panel schedules appear to be up to date. The existing main distribution panel and corresponding branch circuit panels do not have any spare capacity. Although the existing

**Recommendation:**  
There is no action necessary at this time.

**S3.00 LANDSCAPE**

**Description:**  
Planters, bike racks, building signage.

**Assessment:**  
A small courtyard south of the building has been reseeded with new landscape. The lawn outside of the courtyard has been reseeded. The trees in the courtyard are in good condition.

**A6.00 RESTROOMS**

**Description:**  
The building has public restrooms for staff and a men's restroom for the public.

**Assessment:**  
The staff room restroom is not ADA compliant. The men's restroom is ADA compliant. The toilet room finishes overall are in good condition. Pink staining was noted on the wall. All tile should be cleaned in the recent renovation. The old tile remained in others, the two toilet room finishes overall are in good condition.

**Figure E-1 (above): Utility Transformer**

**Figure P-1: Existing Hot Water Heater**

**Figure A-24: Men's Restroom**

**Figure S-13: New landscaped area**

**Figure S-15: Existing bike racks are rusted**

**Figure A-26: Sealant cracking and staining on sealant and tiles**

PREPARED BY:  
BIALOSKY CLEVELAND  
6555 Carnegie Ave.  
Cleveland, OH 44103  
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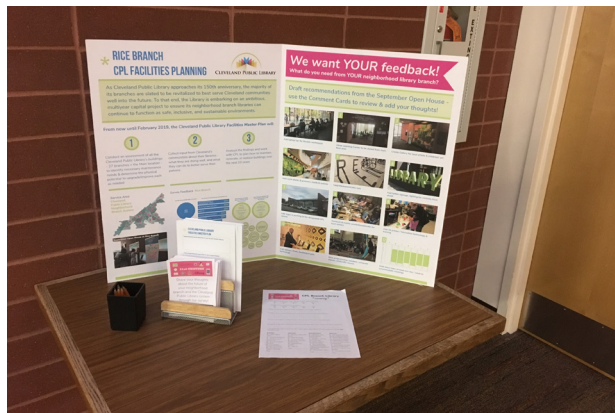
# ENGAGEMENT SUMMARY



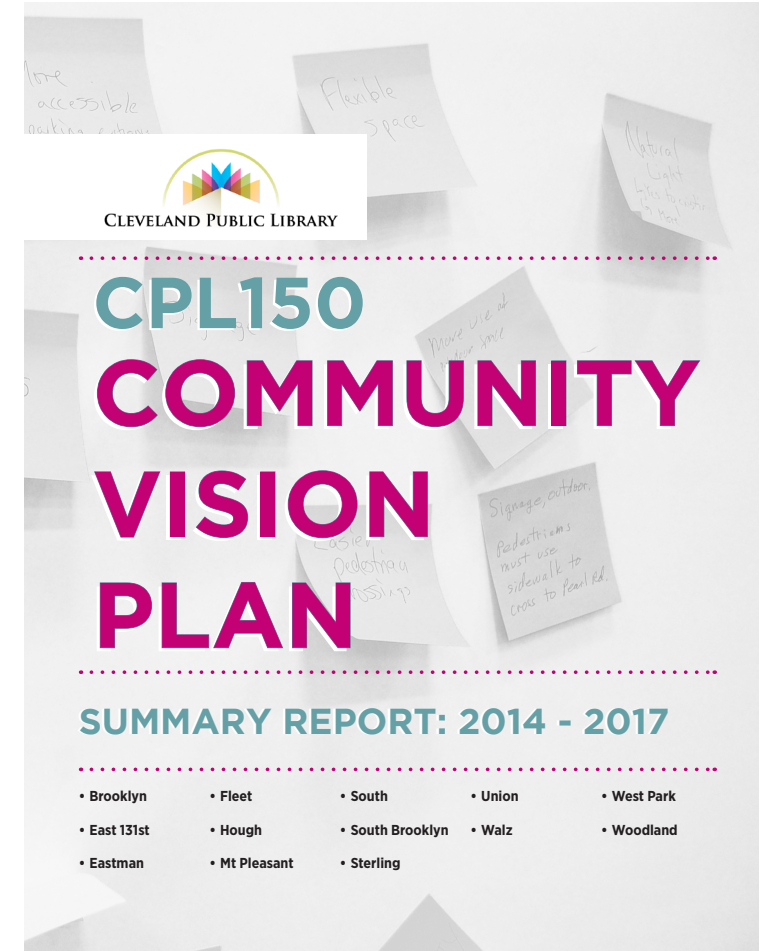
\* 13 OPEN HOUSES  
305+ PARTICIPANTS



\* 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

# DO THOSE LOCATIONS SUPPORT THE LIBRARY'S NEEDS?

## *IS THE SITE....*

1. AVAILABLE

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2. ACCESSIBLE

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3. FLEXIBLE

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4. COMMUNITY FOCUSED

## *IS THE BUILDING....*

1. ADAPTABLE

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2. EQUITABLE

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3. COLLABORATIVE

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4. MAINTAINABLE

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5. VISIBLE

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

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**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.

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# SYSTEM RECOMMENDATIONS

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# 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

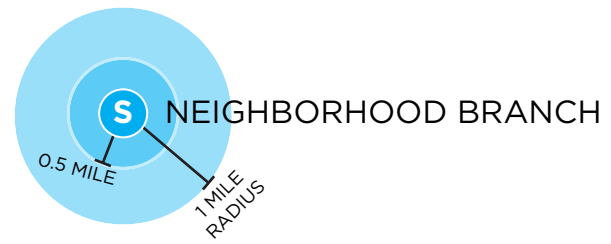


# HOW BIG IS BIG ENOUGH?

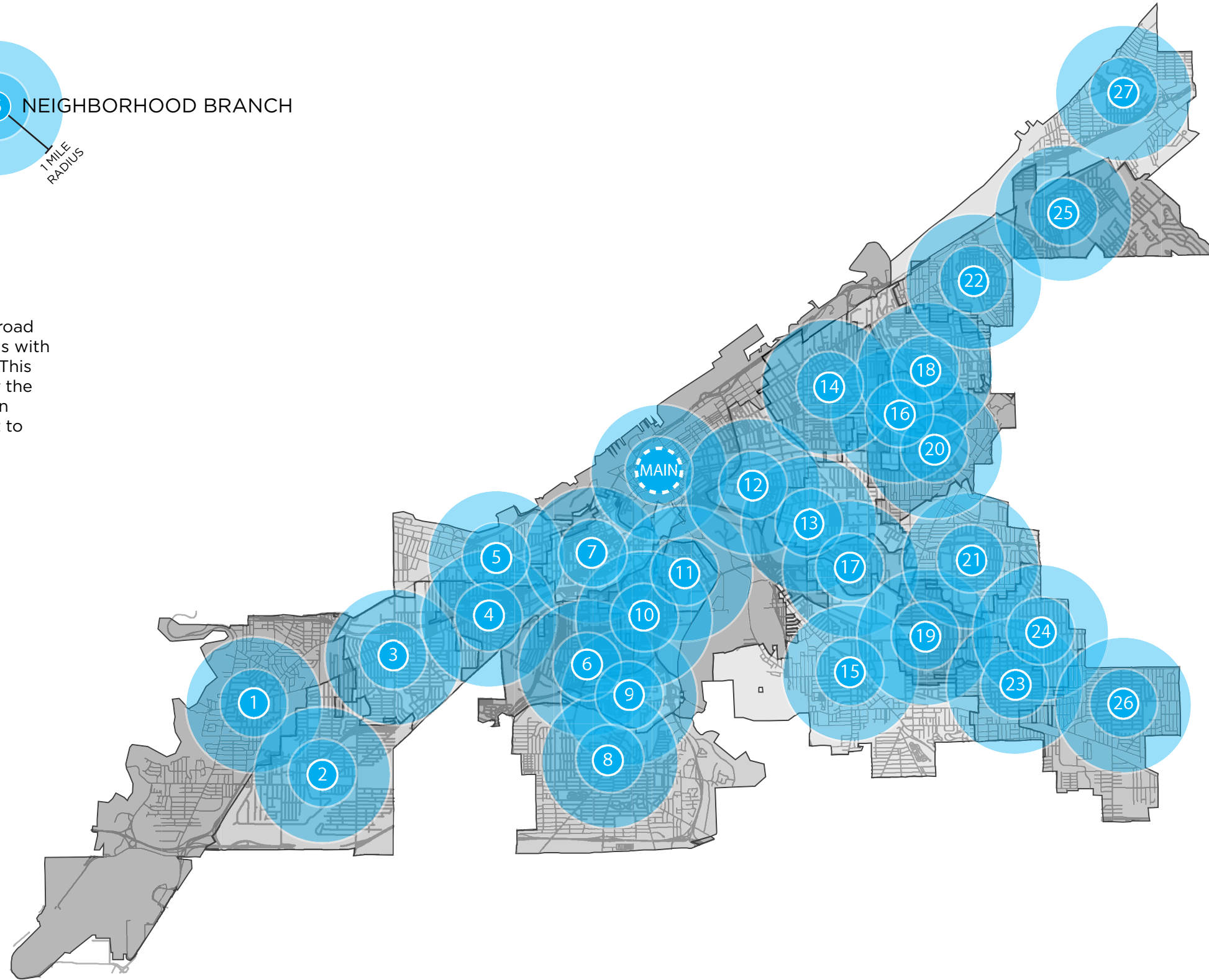
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# MAINTAINING AN ACCESSIBLE NETWORK



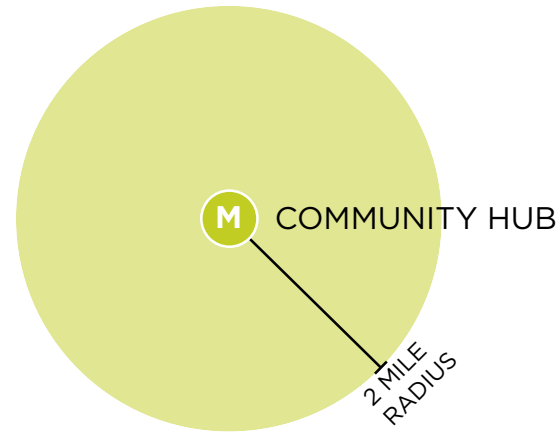
Cleveland Public Library maintains a broad reach in the city's urban neighborhoods with a dense network of smaller branches. This provides access to a critical service for the large population of patrons who rely on walking or public transportation to get to their local branch.



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

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# 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 in direction on transit lines to facilitate easier access from the greater community.



1. WEST PARK
2. ROCKPORT
3. EASTMAN
4. LORAIN
5. WALZ
6. FULTON
7. CARNEGIE WEST
8. SOUTH BROOKLYN
9. BROOKLYN
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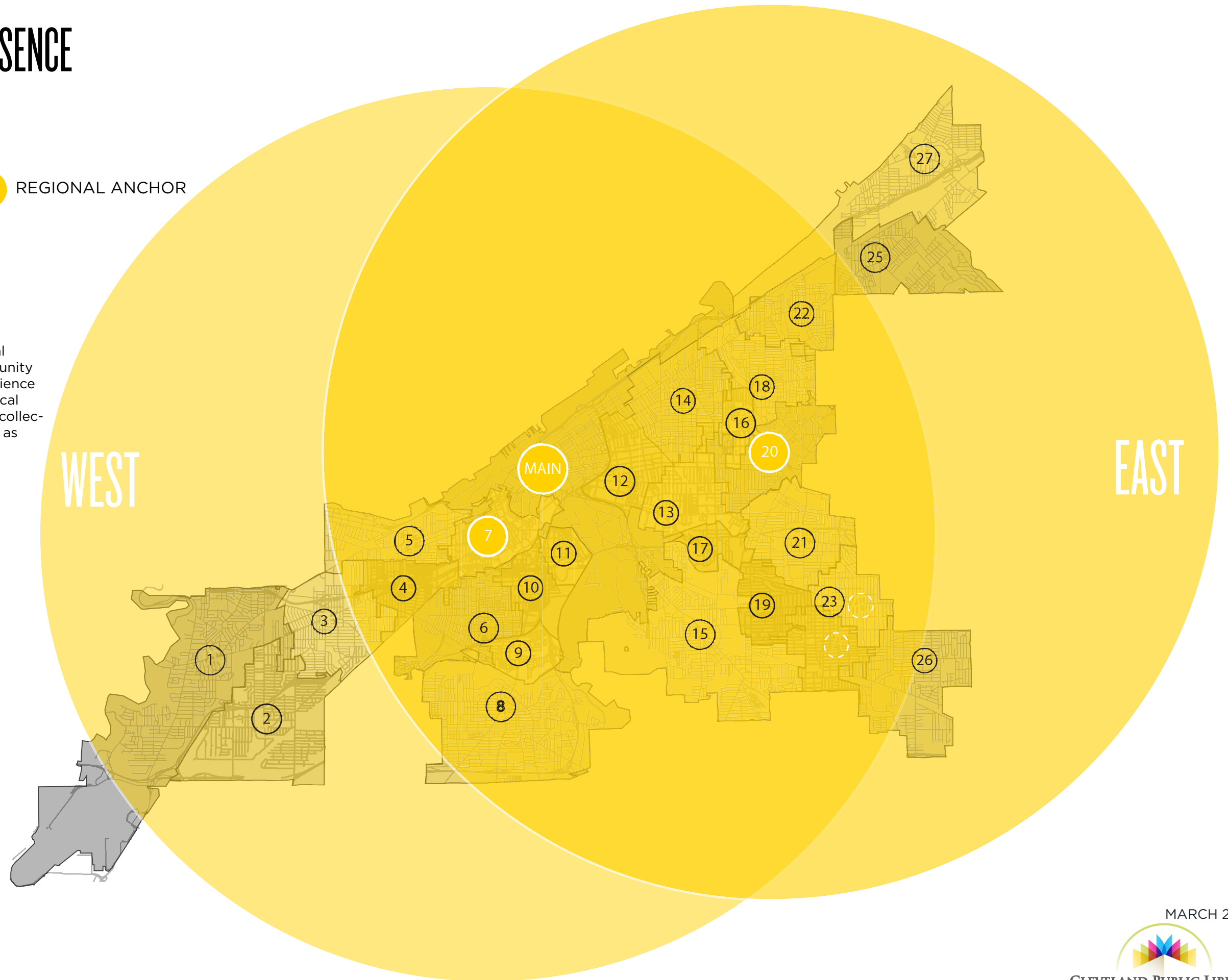
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# CREATING AN ICONIC PRESENCE

**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.

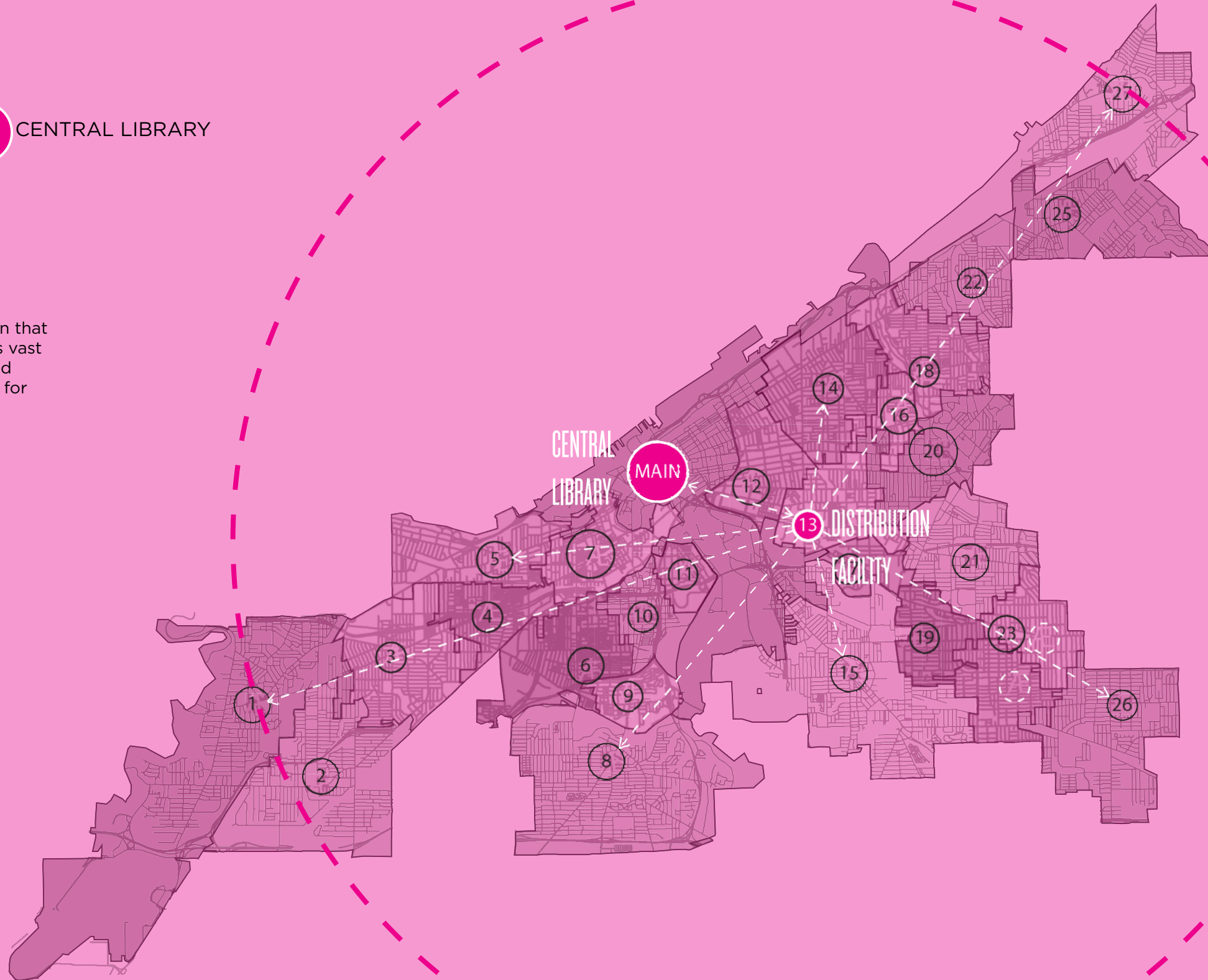


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# UPHOLDING INSTIUTIONAL IDENTITY

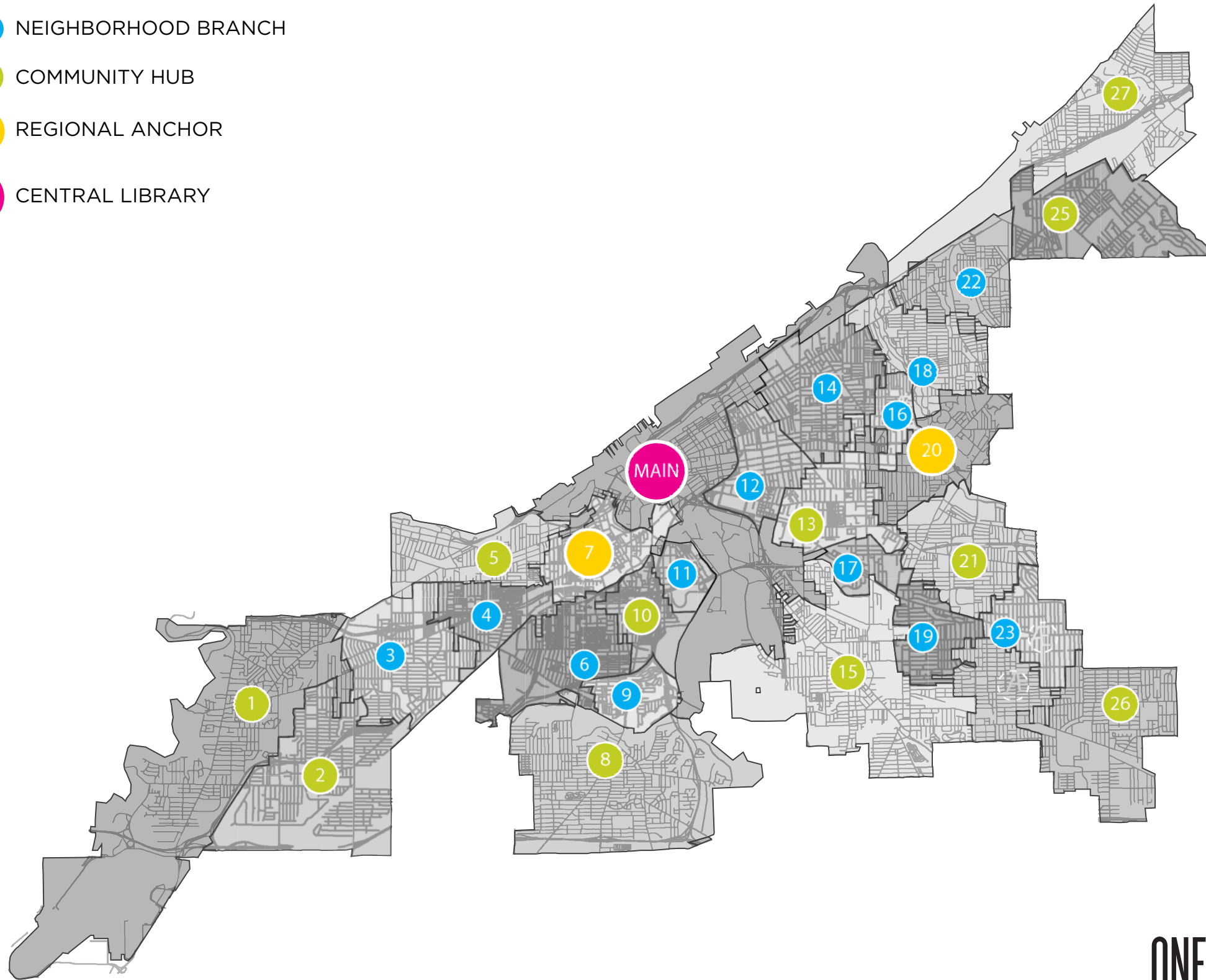
**XL** CENTRAL LIBRARY

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.



# 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
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24. MT PLEASANT
25. COLLINWOOD
26. HARVARD-LEE
27. MEMORIAL NOTTINGHAM

ONE SIZE DOES NOT FIT ALL...

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# JEFFERSON BRANCH NEIGHBORHOOD BRANCH

## RENOVATE & EXPAND



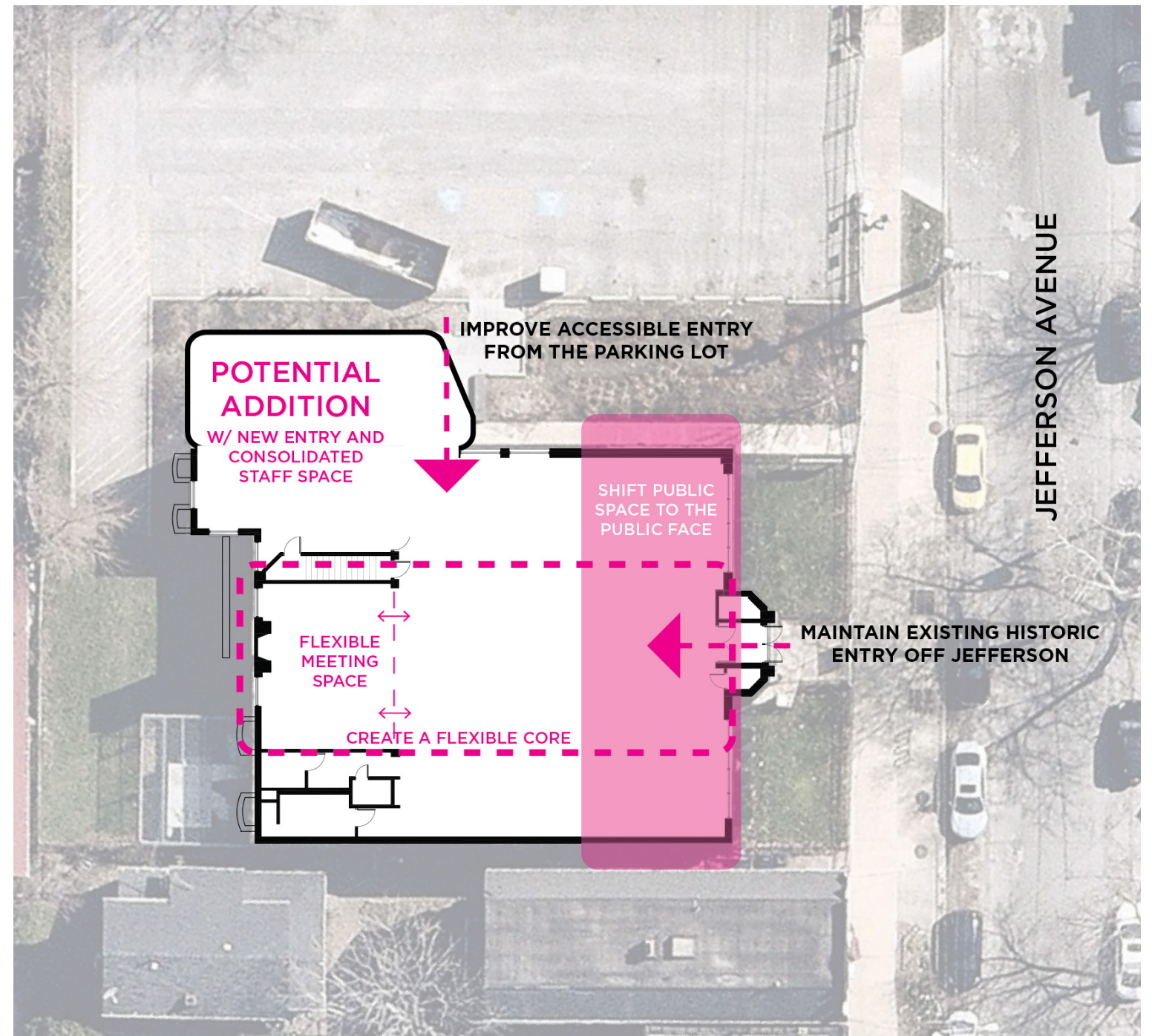
### PROBABLE IMPLEMENTATION COSTS:

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

\*MAINTENANCE ITEMS ON EXISTING BUILDING ONLY

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

\*INCLUSIVE OF DEFERRED MAINTENANCE COSTS



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# HOUGH BRANCH NEIGHBORHOOD BRANCH

## NEW BUILDING



### PROBABLE IMPLEMENTATION COSTS:

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

\*MAINTENANCE ITEMS ON EXISTING BUILDING ONLY

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

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# ROCKPORT BRANCH COMMUNITY HUB

## NEW BUILDING



### PROBABLE IMPLEMENTATION COSTS:

DEFERRED MAINTENANCE: **\$881,000**

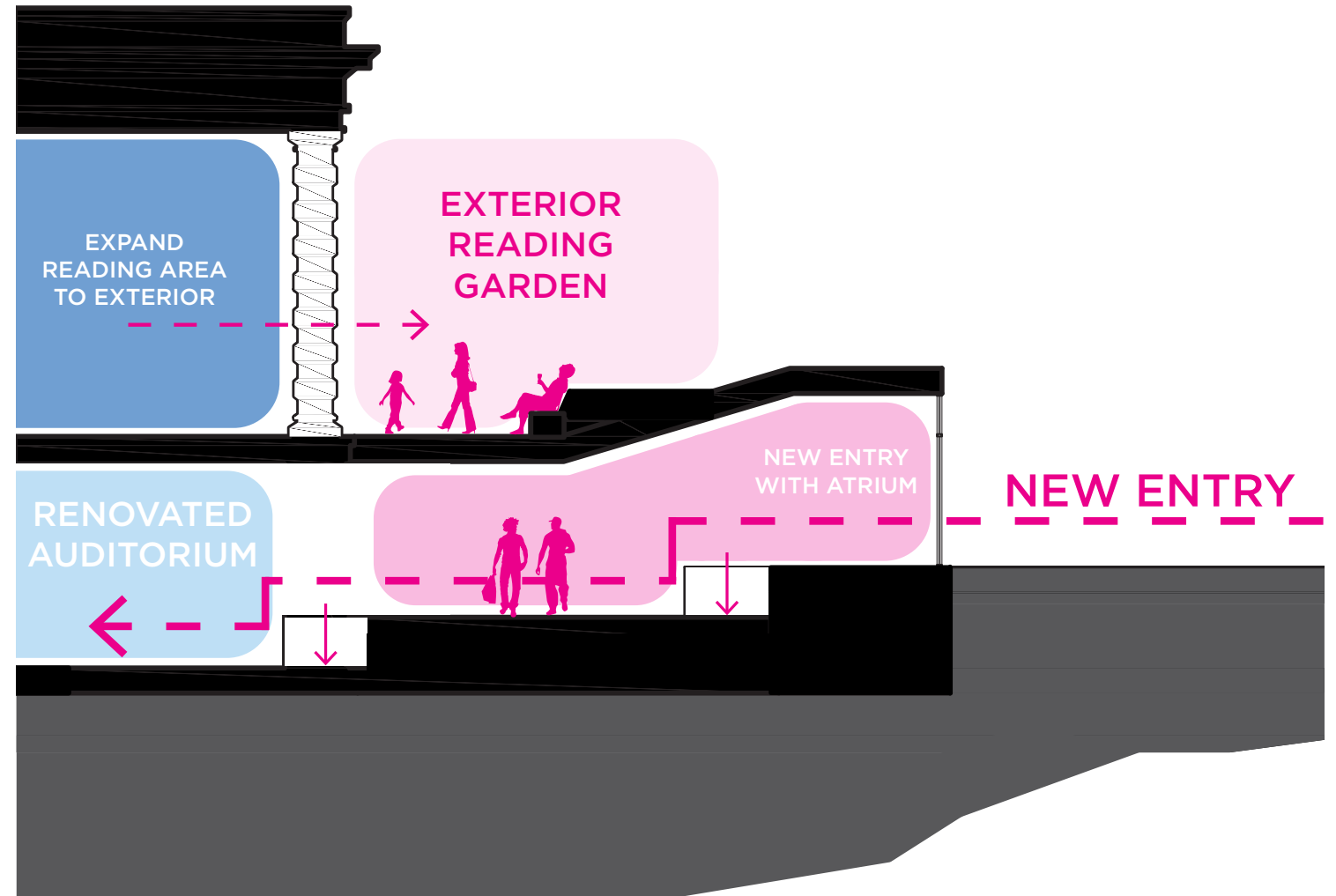
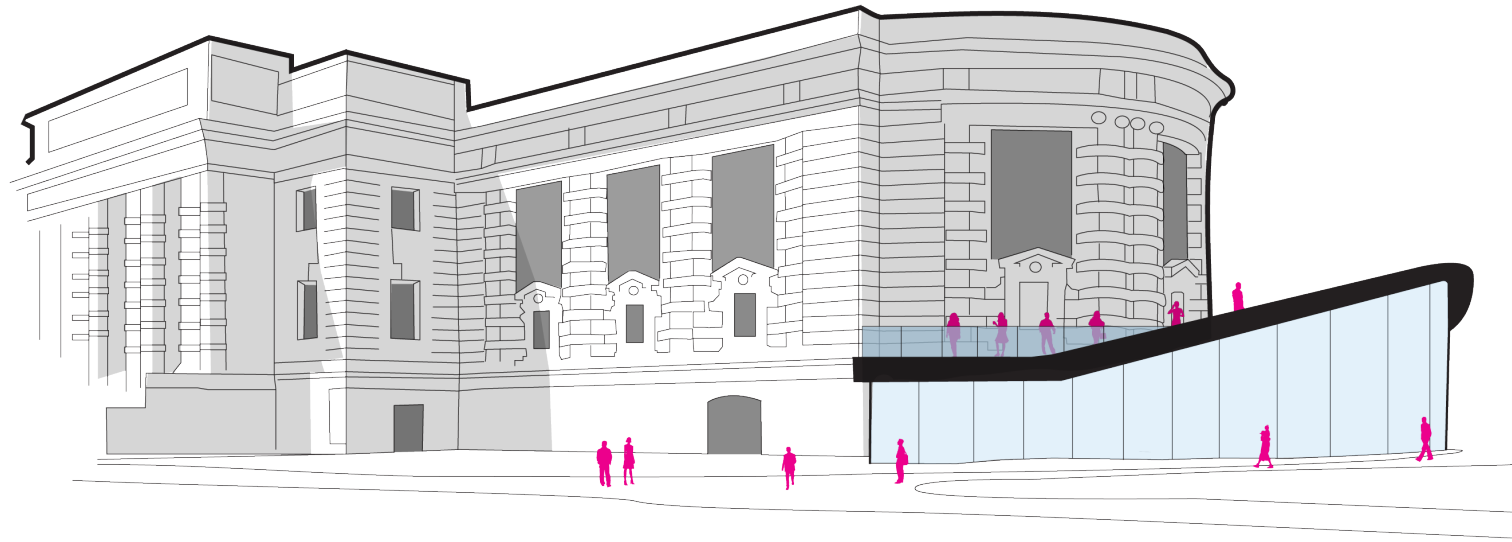
\*MAINTENANCE ITEMS ON EXISTING BUILDING ONLY

NEW BRANCH: **\$6,500,000**

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# 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

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# 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, unless noted otherwise
- 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

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# PROJECT BUDGET

## GROUP 1

### GROUP 1A

MLK CENTER	[NEW BUILDING]
JEFFERSON	[RENOVATION & ADDITION]
HOUGH	[NEW BUILDING]
WALZ	[NEW BUILDING]
MEMORIAL NOTTINGHAM*	[NEW BUILDING]
WEST PARK	[RENOVATION & ADDITION]

### GROUP 1B

STERLING	[RENOVATION & ADDITION]
LORAIN	[MAJOR RENO. & ADDITION]
BROOKLYN	[MAJOR RENOVATION]
CENTRAL DIST. FACILITY	[NEW BUILDING]
EASTMAN	[REFRESH]
WOODLAND	[MAJOR RENO. & ADDITION]
ROCKPORT	[NEW BUILDING]
MT PLEASANT	[NEW BUILDING]

**TOTAL COST:**  
**\$62,000,000\***

\*TOTAL COST DOES NOT INCLUDE MEMORIAL NOTTINGHAM - IT IS ANTICIPATED THAT THE \$7,800,000 COST OF MEMORIAL NOTTINGHAM WILL BE COVERED BY ALTERNATIVE FUNDING SOURCES

## GROUP 2

### GROUP 2A

MAINTENANCE GARAGE	[RENOVATION]
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:**  
**\$41,000,000**

## MAIN RENOVATIONS

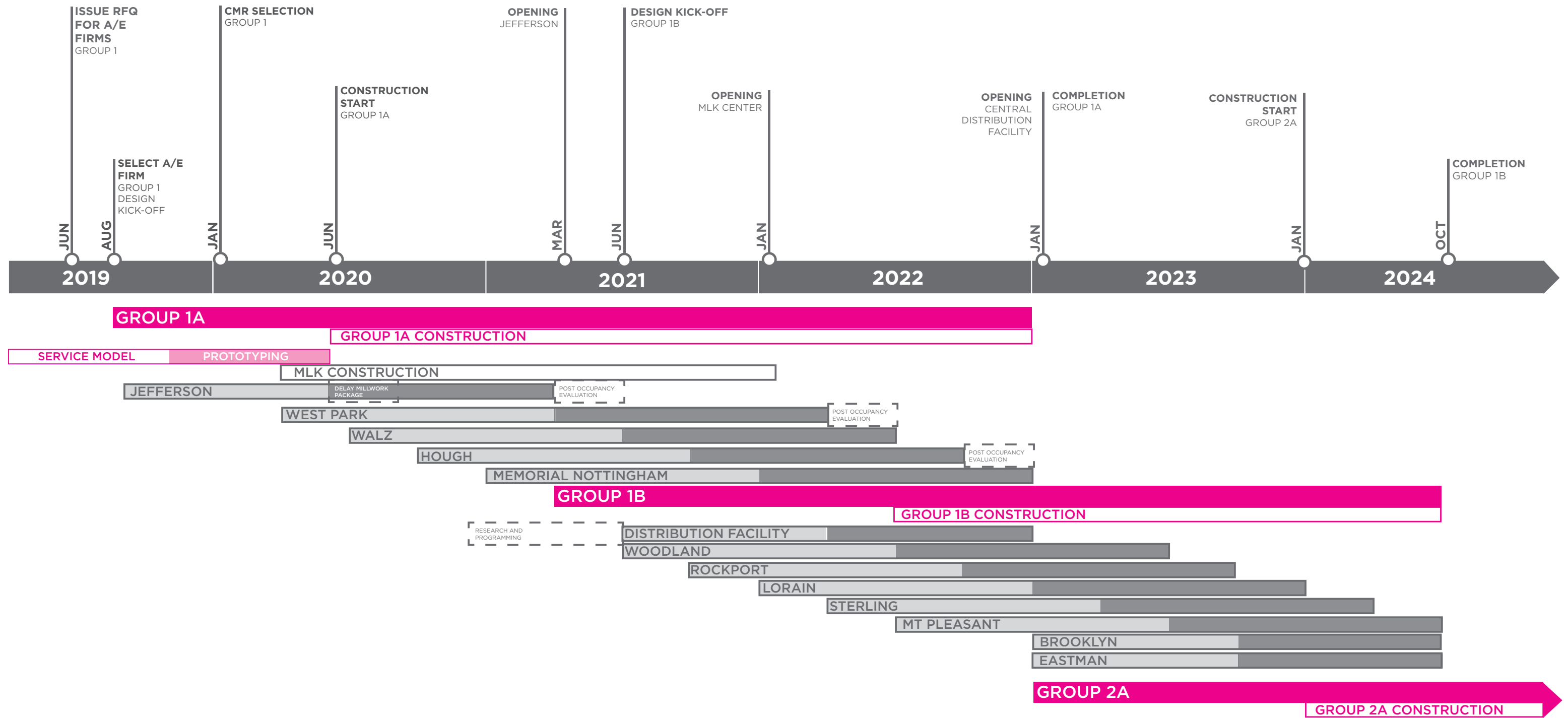
### GROUP 3

MAIN BUILDING	[RENOVATION]
LOUIS STOKES	[RENOVATION]

**TOTAL COST:**  
**\$60,500,000**

# COST AND IMPLEMENTATION

# PROJECT SCHEDULE - GROUP I



## COST AND IMPLEMENTATION