

A large, stylized graphic in the background features a yellow sun with rays on the left, partially overlapping a large green leaf on the right. Below the leaf is a light blue curved shape. The text is centered over this graphic.

Mid County Regional Library (MCRL)

Sept 19, 2022



CHARLOTTE COUNTY
FLORIDA

Agenda

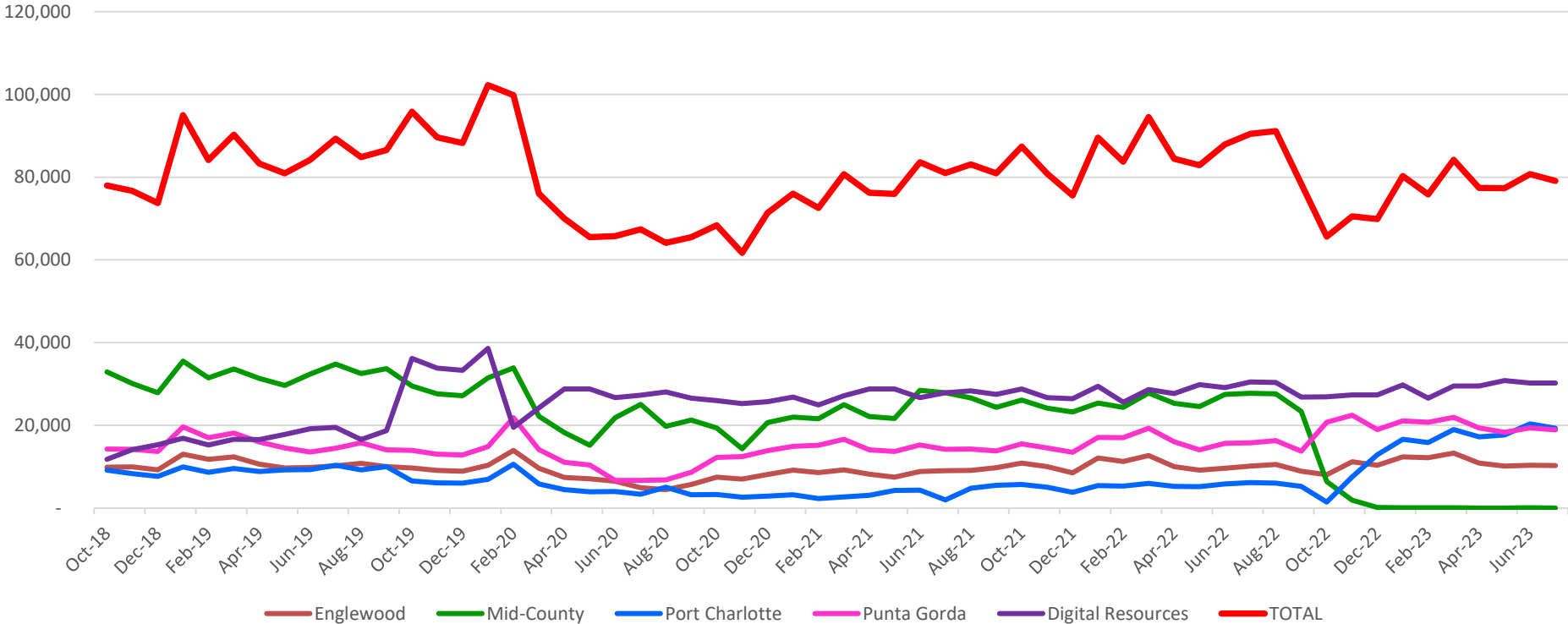
- Library Usage
- Information on MCRL
- MCRL pre/post storm assessment
- Library Master Plan
- Temporary solutions

Library Usage

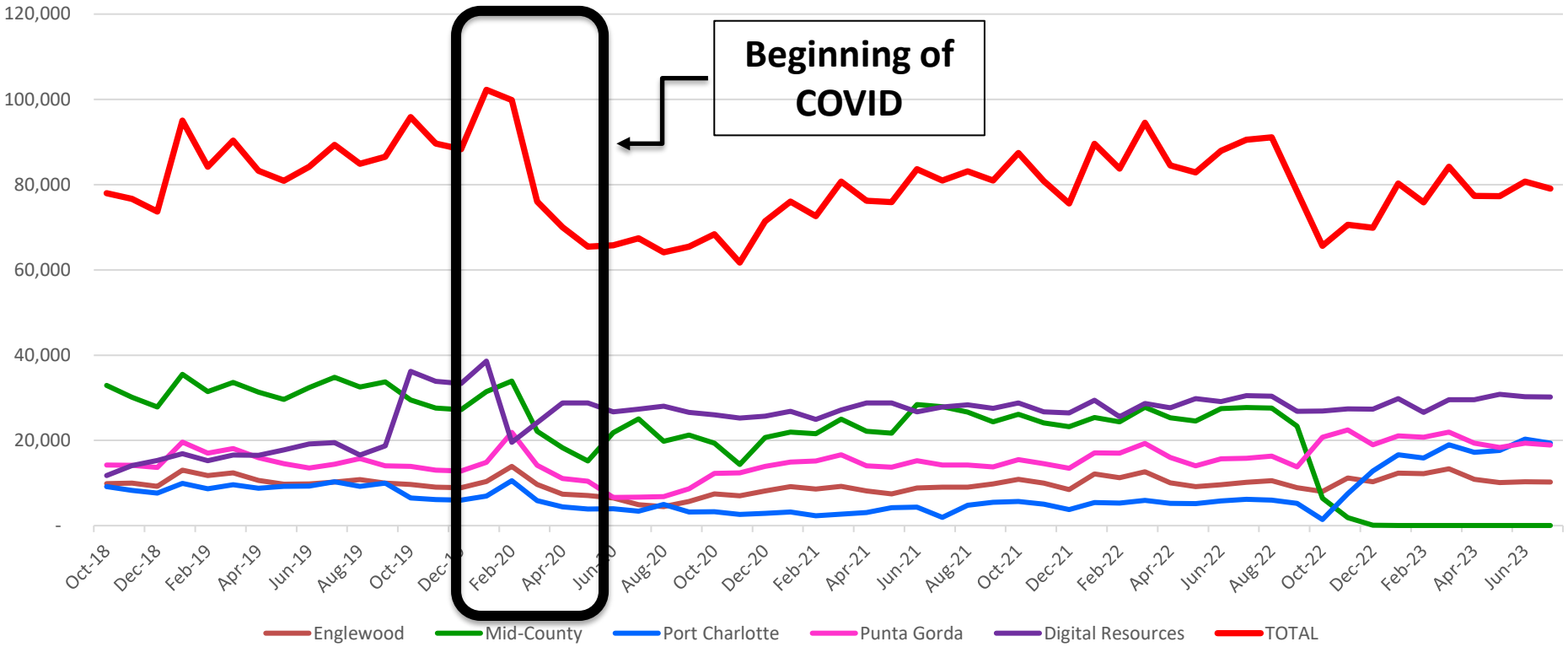
Over the past 5 years, we've had several 'events' that have impacted our circulation and foot traffic at our libraries

- COVID
- Post COVID recovery
- Hurricane Ian
- Post Hurricane Ian

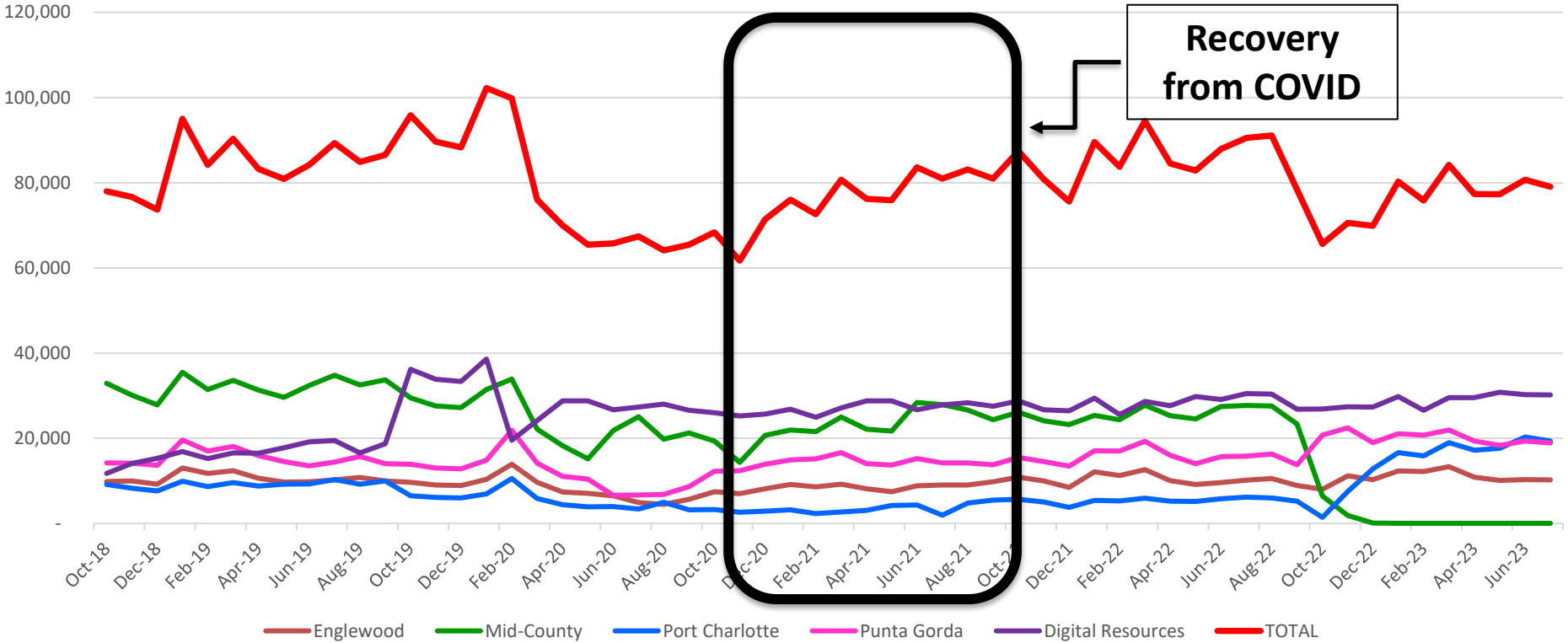
Circulation by branch



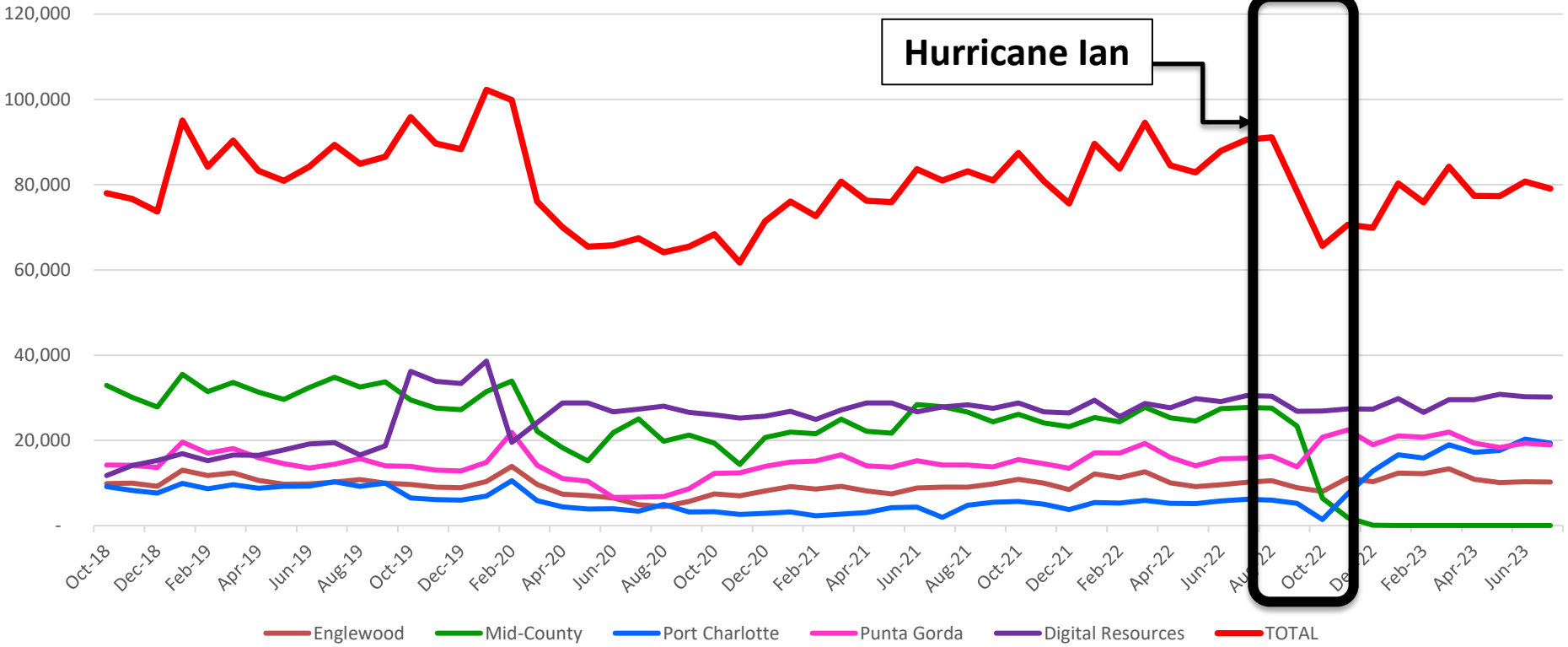
Circulation by branch



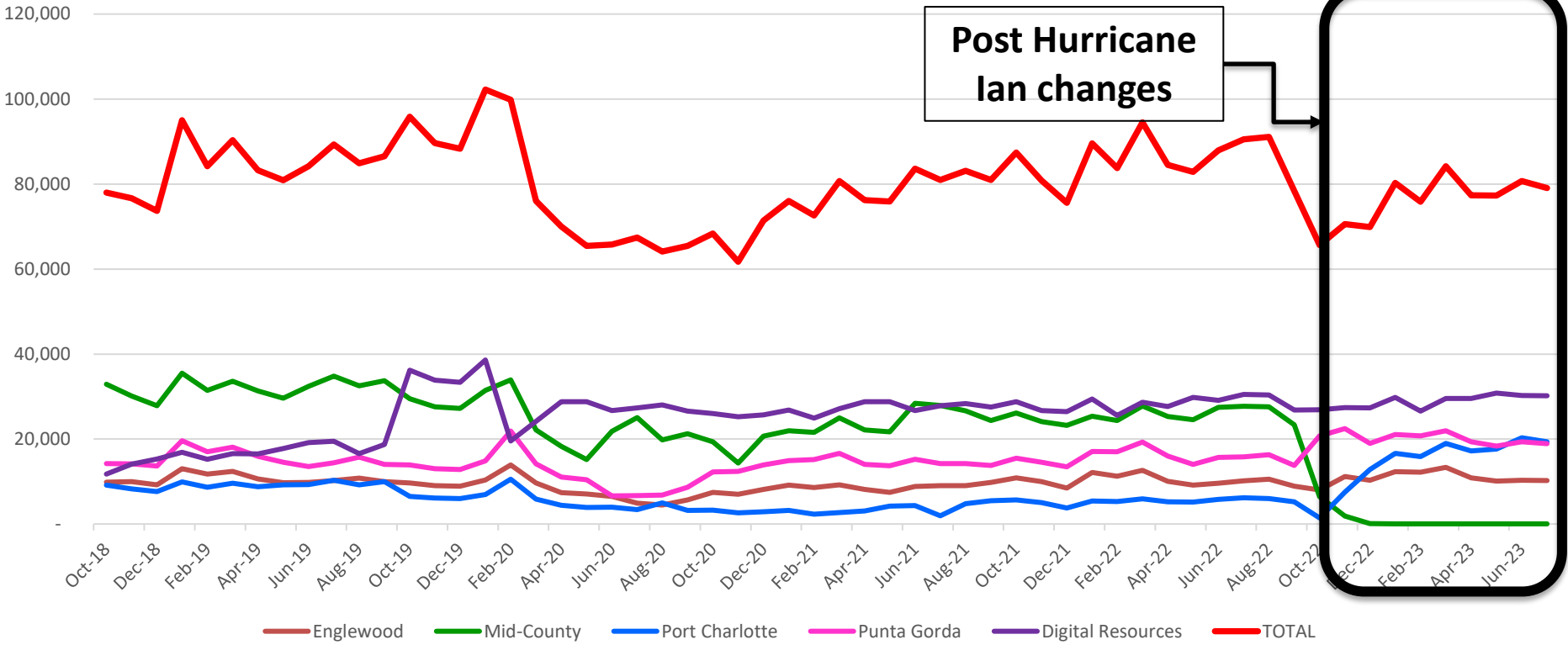
Circulation by branch



Circulation by branch

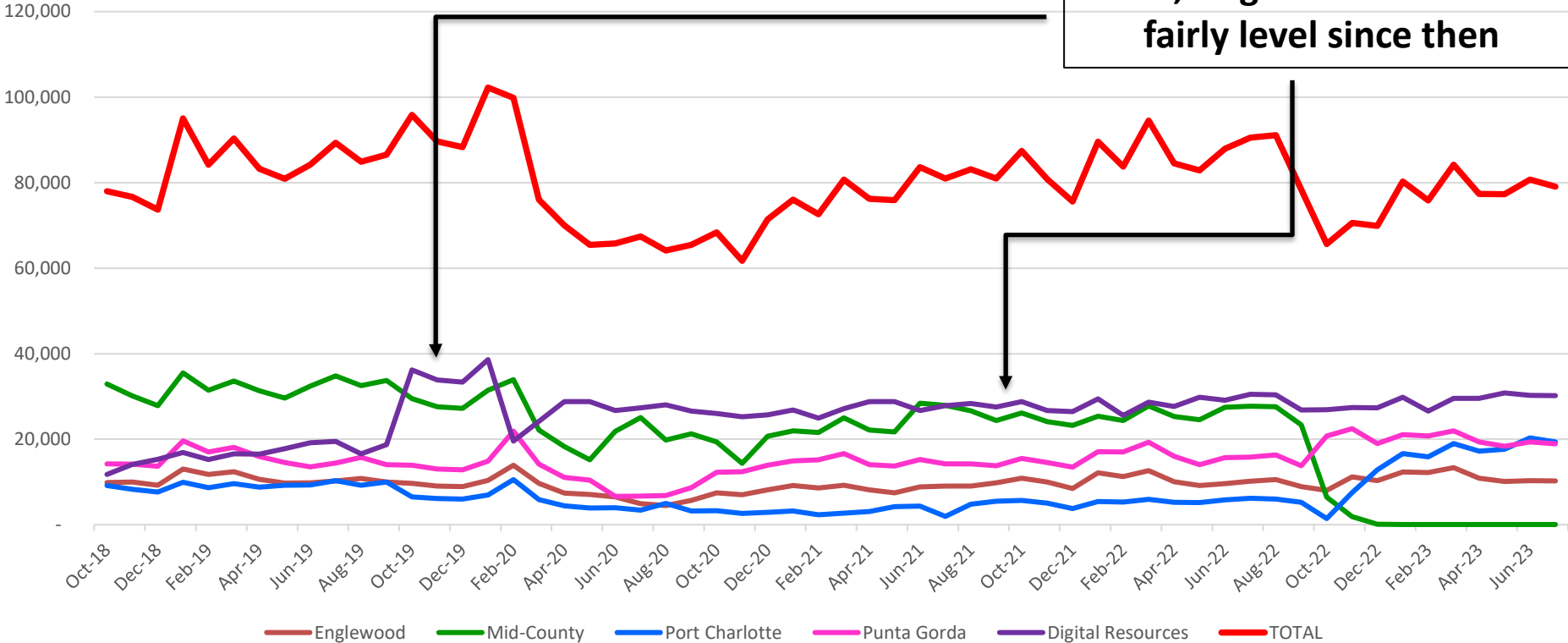


Circulation by branch

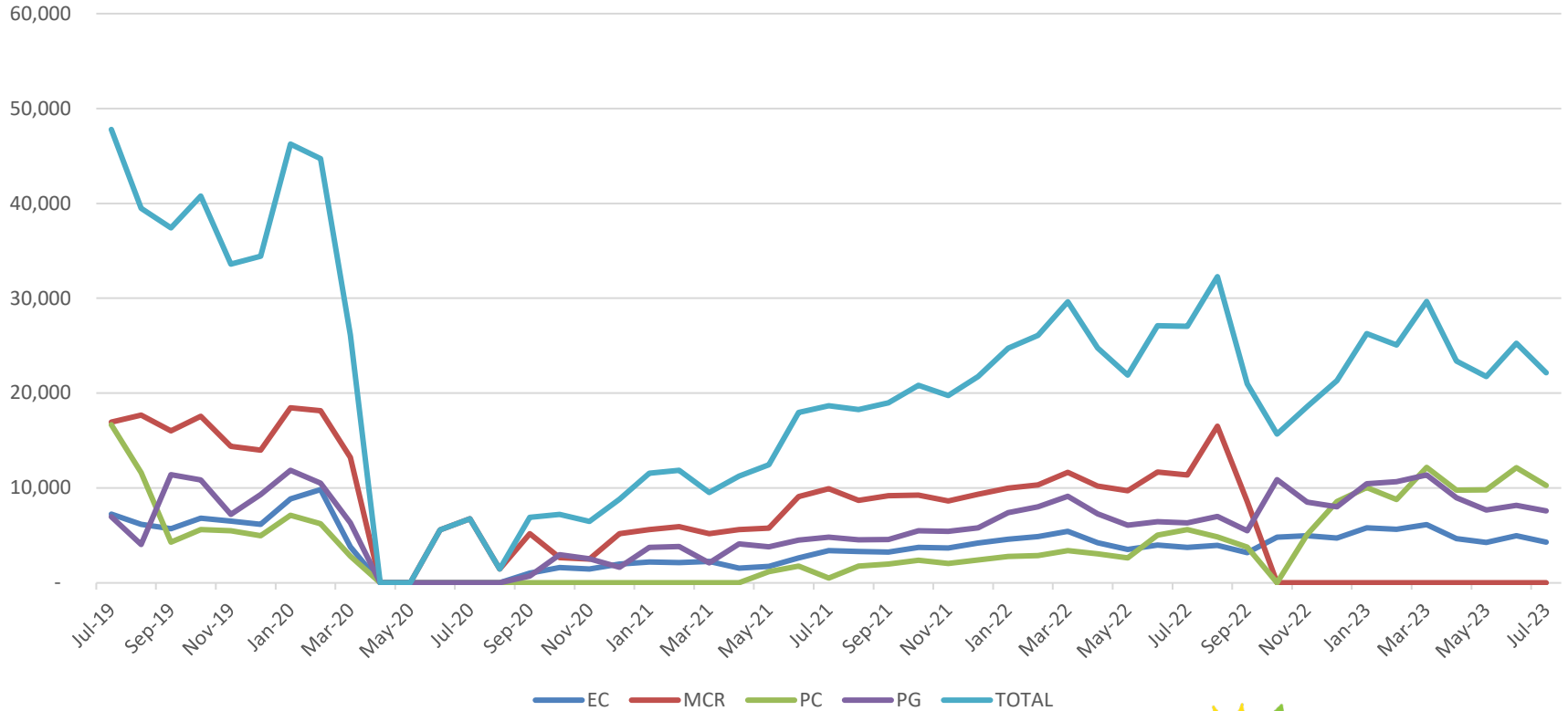


Circulation by branch

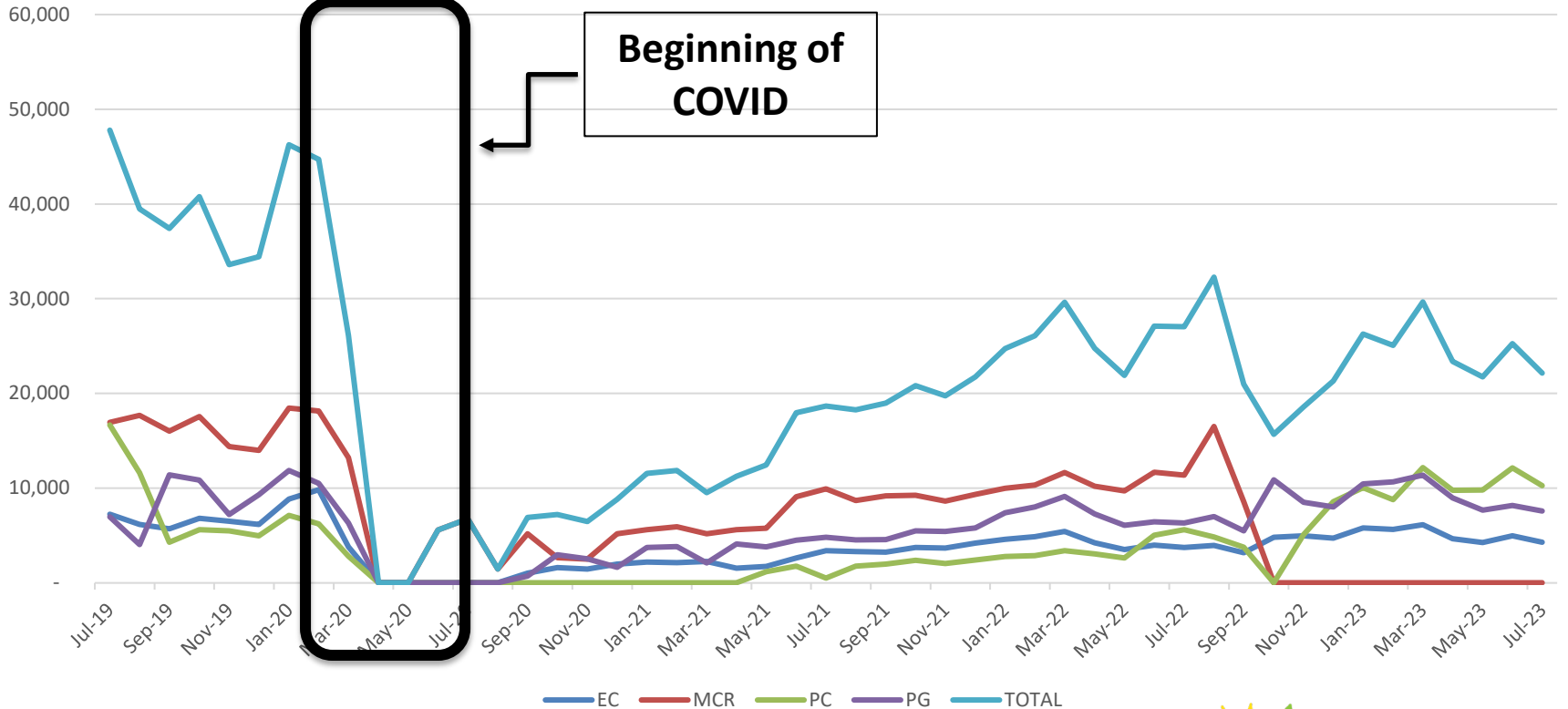
After initial spike of late 2019, 'Digital' use has been fairly level since then



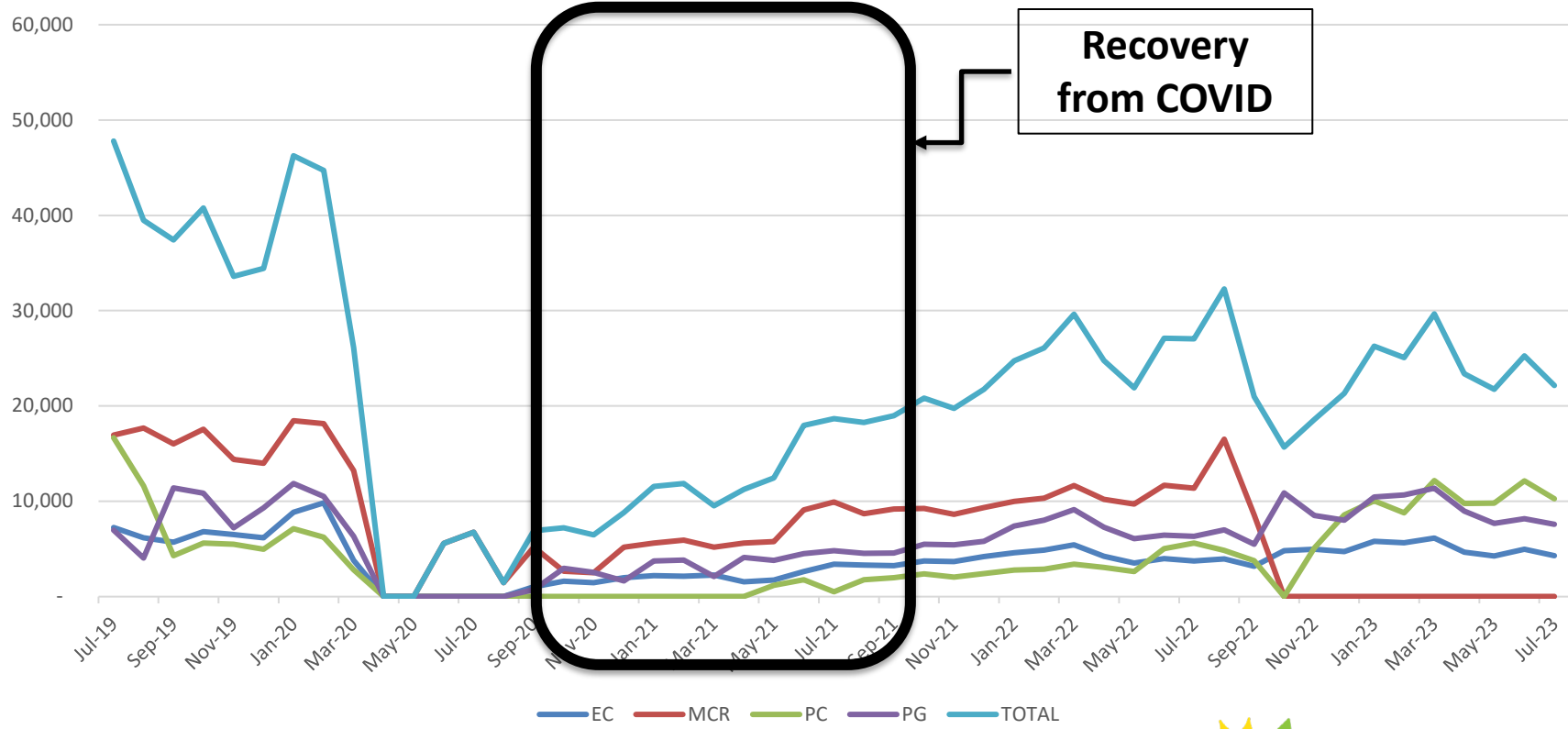
Foot Traffic



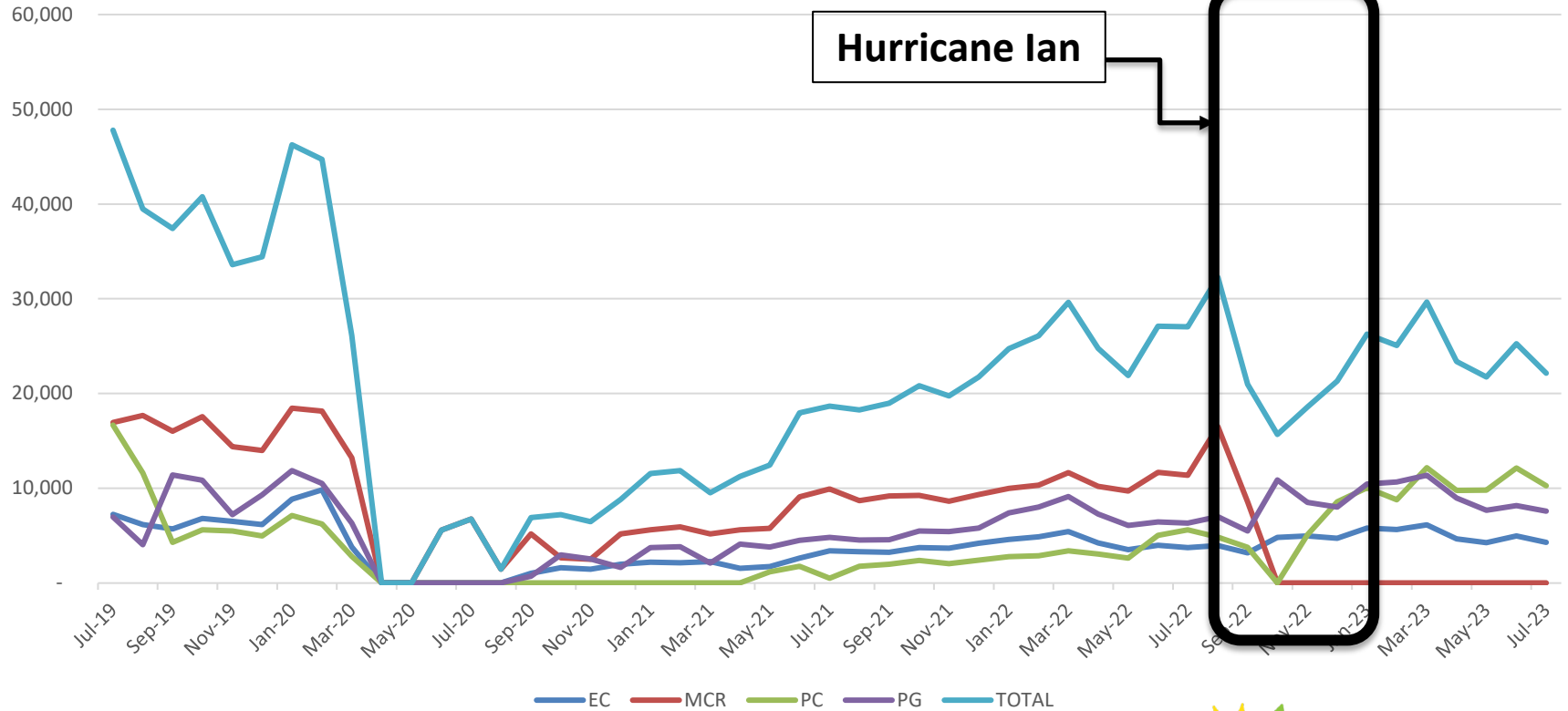
Foot Traffic



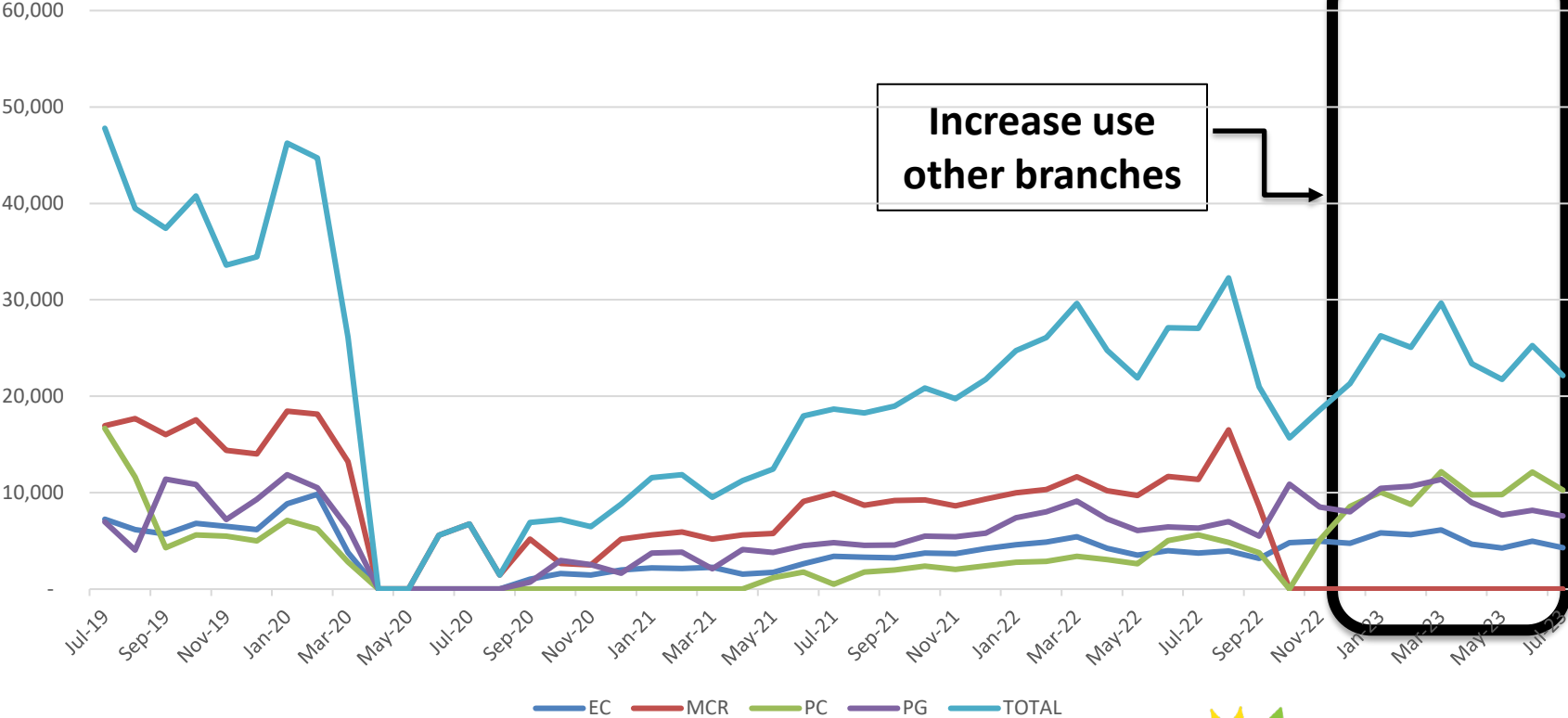
Foot Traffic



Foot Traffic



Foot Traffic



Mid County Regional Library

1. Information on MCRL

- Former grocery store, purchased by the County
 - Renovation completed and began operation as library in 2005
- Approximately 41,000 sq feet building
 - Approx 3,000 sq ft for staff; 38,000 for public use/service delivery
- On approximately 5 acre site
- 214 parking spaces
- Service areas include:
 - Collection areas – print, media, DVD/audio
 - Tables/chairs/sitting areas
 - Teen area
 - Childrens area
 - Meeting rooms
 - Study rooms
 - Maker space

Mid County Regional Library



Mid County Regional Library



Mid County Regional Library



Mid County Regional Library

Capacity lost with no MCRL:

- Facility space: - 49%
- Meeting room space: - 42%
- Book stock (lost or inaccessible): - 45%
- Service hours reduction: - 14%
 - We've offset some by increasing service hours per week at remaining branches:
- Computer usage: - 41%

Facility Description

- The Charlotte County Mid County Regional Library was renovated in 2005 and consists of 41,048 square feet of building space. The facility is a one-story building, with joisted masonry frame structure. The exterior walls consist of stucco on masonry, the roofing system is built-up smooth, single membrane TPO. Property Appraiser current value at \$5,900,625

2022 Value Summary					
Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach	\$1,351,230	\$284,968	\$5,900,625	\$0	\$7,536,823



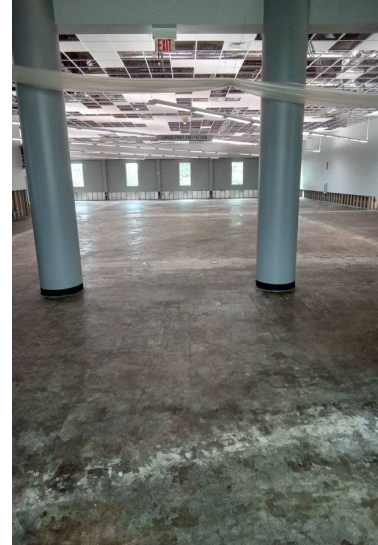
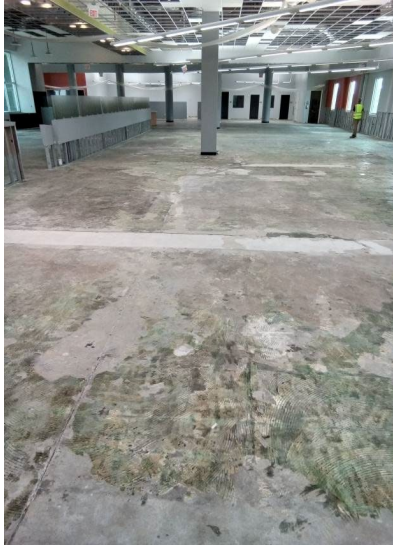
Pre Storm-Condition Assessment

- HVAC
 - 9 units beyond their life cycle and were identified in FY23/24 to be replaced in FOS (Facilities Optimization Software)
- Roof
 - Built-up smooth, Single Membrane TPO identified in FY23/24 to be replaced

Pre Mitigation



Post Mitigation



National Flood Hazard Layer FIRMette

Base Flood Elevation (BFE) of the flood hazard area is 10' - for the building class of the existing structure under ASCE 14, the minimum elevation of the lowest floor is BFE + 1'. Record drawings from 2003 show the finished floor elevation at 13' (or BFE + 3'), which would be fully compliant.

ASSESSMENT SUMMARY (CSA Consultant Report)

Based on the information provided by Charlotte County, the Field Investigation Work performed by CSA Consulting Group on June 29th and July 25th, 2023, and the Facility Condition Assessment performed by AEI on August 3rd, 2023, the following conclusions apply:

- **Library Interior Areas**

Wind-driven rain and subsequent water intrusion during Hurricane Ian with an event date of September 28, 2022 (DR-4673-FL) caused water damage to a majority of the interior spaces throughout the building.

- **Library Roof Systems**

Strong wind and wind-driven rain during Hurricane Ian with an event date of September 28, 2022 (DR-4673-FL) caused severe damage to the Mid County Regional Library roof system as per the RIMKUS Report of findings dated 11/29/2023. Per the conclusion of the RIMKUS Report of findings “due to the significant number of patches visible under the silicone coating on the roof, a full replacement of the single-ply roofing is recommended”.

- **Library Mechanical and Electrical Systems**

Strong wind and wind-driven rain during Hurricane Ian with an event date of September 28, 2022 (DR-4673-FL) caused severe damage to the RTUs, requiring the removal and replacement of the units, as it is not cost-effective to make the necessary repairs.

Subsequent water intrusion through various HVAC ducts soaked the associated ductwork exterior insulation requiring immediate removal; replacement of the insulation is necessary. Wind-driven rain and subsequent water intrusion during Hurricane Ian caused minor damage to the electrical systems, requiring minor repairs.

- **Library Exterior Areas**

Strong winds during Hurricane Ian with an event date of September 28, 2022 (DR-4673-FL) caused damage to several exterior building and perimeter fencing elements.

Insurance

- \$7,776,000 Building Insured Value; Deductible \$233,280
- \$4,089,834 Contents Insured Value; Deductible \$122,695
- \$1,094,332 Actual Cash Value (ACV) Payment for Building Received
- ACV Payment Pending for contents (books, shelving etc. destroyed by Ian

Insurance Cont'd

- \$1,958,563 Mitigation paid for and performed by Synergy/FMIT for Building and Temporary Roofing
- \$1,466,303 Mitigation paid for contents (books), cleaning, inventorying, shipping and offsite storage costs.

Post Storm Repair

- **Insurance Adjuster(IA)Reports**
 - Cost Estimate \$1,459,097
 - Repair estimate for construction only. FFE & book collection excluded.
- **CSA Consultant Report**
 - Cost Estimate \$2,293,185
 - Repair estimate for construction only. FFE & book collection excluded.
- **CM@Risk Report**
 - Cost Estimate \$3,869,224.45
 - Repair estimate for construction only. FFE & book collection excluded.

Library Master Plan

- 2002 Library Master Plan
 - Recommendations
 - Store-front library in E. Punta Gorda
 - Replace Englewood library by 2006
 - New S. County library by 2006
 - New Deep Creek library by 2010
 - Continue operating Port Charlotte & Punta Gorda library
 - Much of this was delayed and modified due to the recession
 - Update and expand the Englewood library in 2013
 - Mid County Regional Library began operation in 2005
 - Port Charlotte Library still in operation
 - A new Punta Gorda library was opened in 2019

Library Master Plan

- 2016 Library Capacity Plan (not formally adopted)
 - Recommendations
 - Hire an IT staff for the division
 - Update library website
 - New Integrated Library System (previous system had an 'end of life')
 - Increase collection to achieve 2 items per capita
 - Create library 'kiosks' and a mobile service
 - Establish and operate an outreach service & a homework center
 - Build new libraries in NW Port Charlotte, South Gulf Cove, Deep Creek, Library/History Center
 - Some of this has been implemented
 - Created community outreach program in 2017; traveling library & home delivery service in 2022 and homework helpers' program in 2023
 - Hired an IT Coordination to focus on the division in 2019
 - Updated our library website in 2019 & 2023 and implemented a new Integrated Library System in 2019

Library Master Plan

- Current Library Master Plan effort
 - Currently finalizing scope development
 - Timing
 - Expectation is to solicit for a consultant before the end of the year
 - Perform research and public outreach the beginning of 2024
 - Completed plan by summer of 2024
 - Present for consideration to Board of County Commissioners in summer/fall 2024

Library Master Plan

- Base the plan on population changes
 - Not only overall County population increases, but increases by specific areas of the County
- Develop a service level model to meet needs of future population
 - Plan that is flexible to allow for changing trends in libraries
 - Provide increases in service delivery options
 - Holds lockers; mobile services; store front; co-located operation; stand alone branch
- Develop community involvement process to engage a broad range of stakeholders
 - Ensure that we have community input and involvement in the process
- Evaluate and quantify existing space for deficiencies and needed improvements
 - Including the current libraries buildings & sites, service areas, various building systems, infrastructure, technology, FF&E, health & safety concerns

Library Master Plan

- Evaluate current staffing levels and project for the future
 - Develop a staffing model for current and future needs of the community
- Identify and enable the system to change with technology
 - Grow & adapt mobile technologies; changes for digital content usage increases; automation in material handling; unstaffed self-service models, AI
- Identify and support growth of increasing non-traditional library uses
 - Meeting room uses by community; utilization of break out rooms for business functions; training opportunities for community

Temporary solutions

Preferred requirements for temporary library solution

- 40,000 sq ft
- Adequate parking to support operation
- Office space for Library operations and Administrative function

Minimum requirements for temporary library solution

- 10,000 sq ft
- Adequate parking to support operation
- Office space for Library operations

Temporary solutions

Preferred requirements for temporary storage solution

- 20,000 sq ft
- Semi-loading dock
- Climate controlled

Minimum requirements for temporary storage solution

- 10,000 sq ft
- Roll up doors for receiving pallets
- Climate controlled

Temporary solutions

18700 Veterans - Former Bed, Bath, Beyond

Square Feet	24,971	
4% annual increase		

5 Year Lease with 2 one-year options

	Rate/SF	Annual	Monthly
Year 1	\$20.75	\$518,148.25	\$43,179.02
Year 2	\$21.58	\$538,874.18	\$44,906.18
Year 3	\$22.44	\$560,429.15	\$46,702.43
Year 4	\$23.34	\$582,846.31	\$48,570.53
Year 5	\$24.27	\$606,160.17	\$50,513.35
Option 1	\$25.25	\$630,406.57	\$52,533.88
Option 2	\$26.26	\$655,622.84	\$54,635.24

Temporary solutions

3280 Tamiami Tr- Tuesday Morning/Promenades

Square Feet	21000	
4% annual increase		

3 Year Lease with 2 one-year options

	Rate/SF	Annual	Monthly
Year 1	\$22.00	\$462,000.00	\$38,500.00
Year 2	\$22.88	\$480,480.00	\$40,040.00
Year 3	\$23.80	\$499,699.20	\$41,641.60
Option 1	\$24.75	\$519,687.17	\$43,307.26
Option 2	\$25.74	\$540,474.65	\$45,039.55
Available November 1			

Temporary solutions

21175 Olean Blvd - Former Bank of America

Sq ft	10,149	
4% annual increase		

5 Year Lease with 2 one-year options

	Rate/SF	Annual	Monthly
Year 1	\$23.02	\$233,629.98	\$19,469.17
Year 2	\$23.94	\$242,975.18	\$20,247.93
Year 3	\$24.90	\$252,694.19	\$21,057.85
Year 4	\$25.89	\$262,801.95	\$21,900.16
Year 5	\$26.93	\$273,314.03	\$22,776.17
Option 1	\$28.01	\$284,246.59	\$23,687.22
Option 2	\$29.13	\$295,616.46	\$24,634.70

21175 Olean Blvd - Former Bank of America

Sq ft	10,149		
Optional Sq Ft	3,259		

5 Year Lease with 2 one-year options

	Rate/SF	Annual	Additional SF	Combined Annual	New Monthly
Year 1	\$23.02	\$233,629.98	not available	\$233,629.98	\$19,469.17
Year 2	\$23.94	\$242,975.18	\$78,023.07	\$320,998.25	\$26,749.85
Year 3	\$24.90	\$252,694.19	\$81,143.99	\$333,838.18	\$27,819.85
Year 4	\$25.89	\$262,801.95	\$84,389.75	\$347,191.70	\$28,932.64
Year 5	\$26.93	\$273,314.03	\$87,765.34	\$361,079.37	\$30,089.95
Option 1	\$28.01	\$284,246.59	\$91,275.95	\$375,522.55	\$31,293.55
Option 2	\$29.13	\$295,616.46	\$94,926.99	\$390,543.45	\$32,545.29

Temporary solutions

Estimated costs for temporary library solutions

- Former Bed, Bath & Beyond
 - 24,971 sq ft, 5 years contract, Rent – \$2,806,458
- Tuesday Morning
 - 21,000 sq ft, 3 years contract, Rent – \$1,422,179
- Former Bank of America
 - 10,149 sq ft, 5 years contract, Rent – \$1,265,415
 - $10,149 + 3,259 = 13,408$ sq ft, 5 years contract, Rent – \$1,596,737

Options for Discussion

- **Rental**
 - Between \$1.2M to \$2.8M and 3yr to 5yr contracts
 - Plus reno costs \$500k to \$1M
- **Repair and Rebuild**
 - Cost \$3.7M
 - 24 months design/construction from NTP
- **Replacement of Existing**
 - Cost \$30.7M
 - 36 months design/construction from NTP

Questions