

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
WORKSHOP SUMMARY**

Meeting Date: **May 22, 2007**

Department: **Library**

**I. EXECUTIVE BRIEF**

**Title: Overview of PBC Library System Expansion Program II**

**Summary:** Library staff will present updated information on the status of Library Expansion Program II (LEP II) projects, a strategy for dealing with construction cost increases and potential shortfall of revenue, and provide information about additional facility needs.

**Background and Policy Issues:** The Palm Beach County Library System provides a wide range of library services throughout the County through a system of regional and branch libraries. Through its fourteen existing locations the Library System received over 3.8 million visitors in 2006. Staff circulated 5.76 million items to 485,834 library cardholders. On November 5, 2002, voters approved a referendum financing the costs of library expansion in the Palm Beach County Library District by the issuance of General Obligation Bonds in an amount not to exceed \$55 million. The bond issue combined with Impact Fees and carryover ad valorem revenue anticipated by 2010 was expected to add 187,705 square feet at a cost of \$102 million and raise the facilities level of service (LOS) to 0.46 square feet per capita. Given the current cost of construction and the available revenue, completion of all projects will not be achievable without additional funds.

Currently, LEP II consists of work on sixteen (16) new or existing libraries:

- Four (4) new sites & buildings
- One (1) new main library and annex replacement
- Three (3) expansions
- Eight (8) renovations

Construction of the first project began in the fourth quarter of 2005 with all work to be completed by December 2010. This LOS increase, although responsive, does not reach the Department's goal of providing library facilities which comply with the nationally accepted level of service of 0.6 square feet per capita as described in the County Comprehensive Plan, Library Services Element.

Construction cost estimates for LEP II projects have significantly exceeded construction budgets. Shortfalls in capital funding have been covered in part by transfers from higher than projected ad valorem revenues accruing to the operating budget.

**Background and Policy Issues (continued on page 3):**

**Attachments:**

- A. Presentation Outline
- B. Library Locations (map)

Recommended By: \_\_\_\_\_

Department Director

5/9/07

Date

Approved By: \_\_\_\_\_

Assistant County Administrator

5/17/07

Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>NET FISCAL IMPACT</b>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Is Item Included in Current Budget? Yes \_\_\_ No \_\_\_  
 Budget Account No.: Fund \_\_\_ Program \_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

No fiscal impact.

C. Departmental Fiscal Review: *Lavinia D. Gardner*  
 (Lavinia Gardner, Chief Financial Officer)

**III. REVIEW COMMENTS:**

**A. OFMB Fiscal and/or Contract Dev. And Control Comments:**

*[Signature]* 5-16-07 OFMB  
 5/16/2007  
*[Signature]* 5/16/07 CN 5/15/07  
*[Signature]* 5/16/07 Contract Dev. And Control

B. Legal Sufficiency: *[Signature]* 5/17/07  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

**Background and Policy Issues (continued from page 1):** The projects to be completed are those included in the original bond proposal with no additions to square footage other than those originally considered. The only project within the original LEP2 program that will be unable to be accommodated with available funds is a new Main Library. Projects that staff contemplated for addition to the LEP2 ( an expanded Acreage Branch, and replacement of Belle Glade Library in lieu of renovation) will not be able to be added to the LEP2 with available funding. In addition, a community initiated request for a new branch library for the Canyons area of west Boynton Beach cannot be accommodated within LEP2 with available funds. Revenue assumptions are based on the expected action of the State Legislature (Senate version) with regard to property tax roll –back as of the date of this memo. Various scenarios are proposed for Board consideration.

**Project Options:**

**Option 1 – no change to LEP II**

Details: Library proceeds as originally planned. Requires additional funding for shortfall of \$44,117,062.

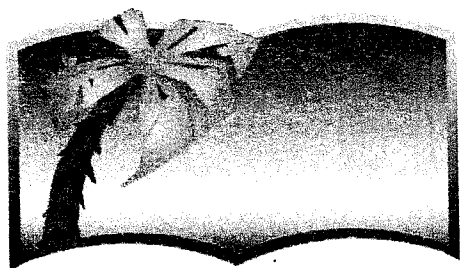
**Option 2 – Deferral of Projects**

Details: Defer construction of a new Main Library and limit renovation of the existing Main Library until funds are available. All other original projects will be completed with available funds.

**Option 3 – Any combination of projects supported by the Commission.**

**Board of County Commissioners  
Workshop  
May 22, 2007**

**Overview of**



**Palm Beach County  
Library System**

[www.pbclibrary.org](http://www.pbclibrary.org)

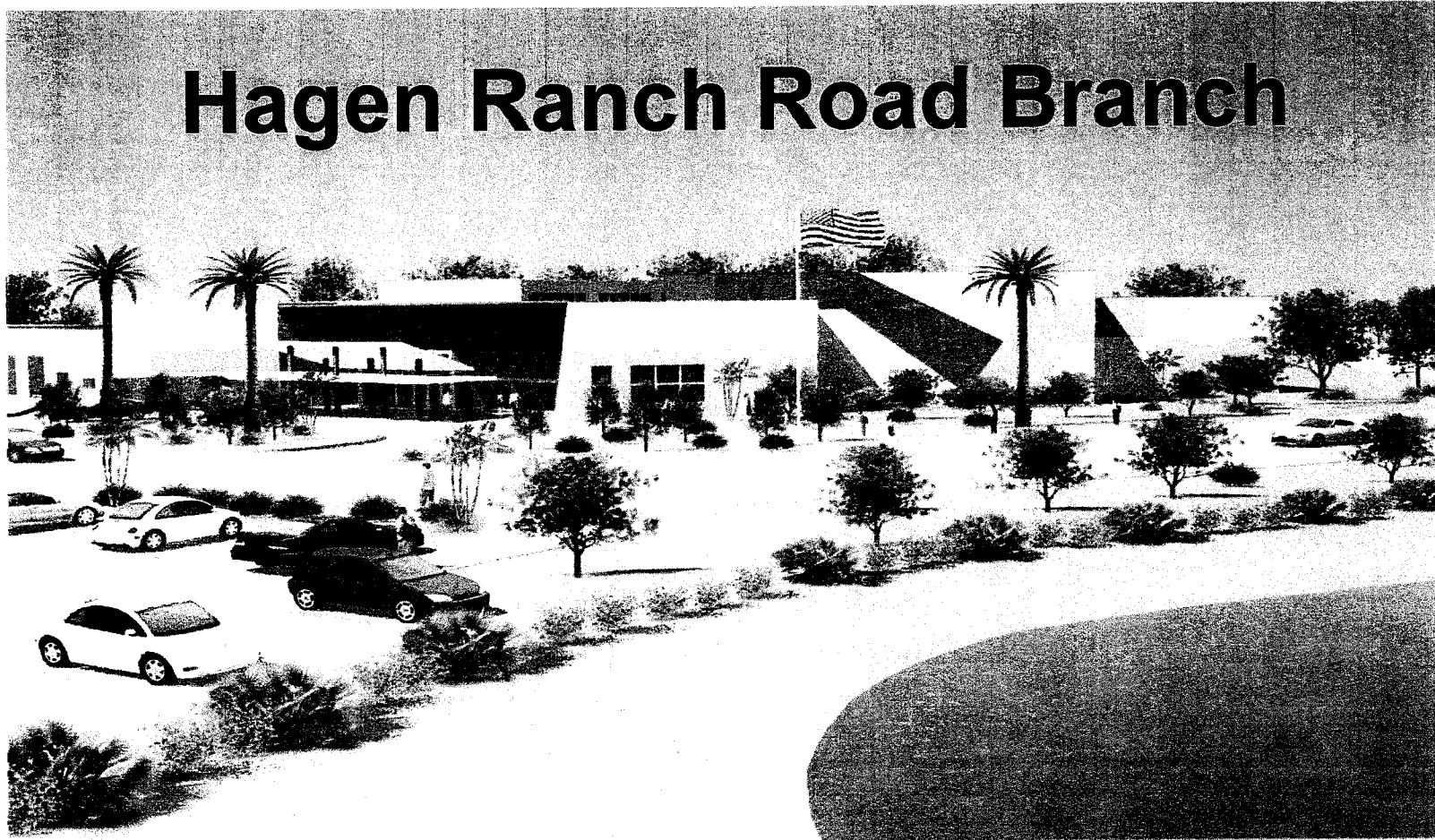
**Expansion Program II**

# 10 Year Capital Improvement Plan

## Library Expansion Program II

- Reach .46 sq. ft. per capita by 2010
  - *Intermediate goal toward reaching the National Standard of .60 sq. ft. per capita*
- Provide adequate library collection at 2.0 holdings per capita
  - *Holdings per capita are currently at 1.58*
- Conform to the Standards of Florida Public Libraries by providing information technology equal to a minimum of \$1.00 per capita.

# Hagen Ranch Road Branch

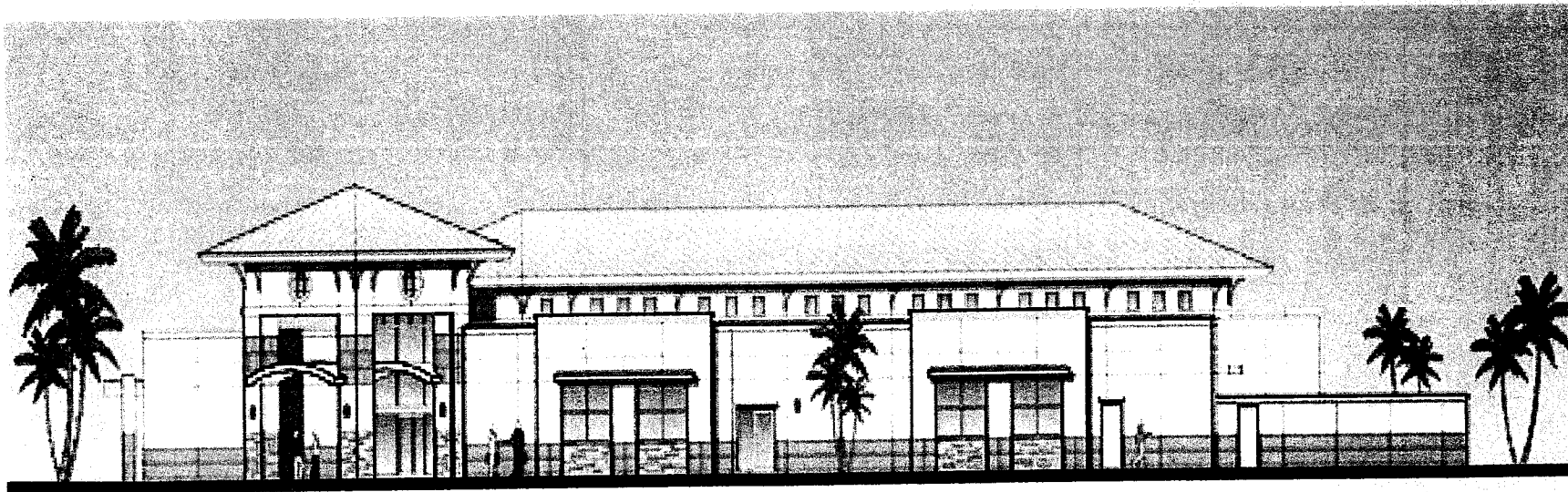


**New 34,000 Sq Ft Library (Replacing existing  
West Atlantic Ave. Branch)**

**Estimated Cost: \$13,154,628**

**Estimated Construction: 12/15/06 – 3/30/08**

# Lawrence Road Branch

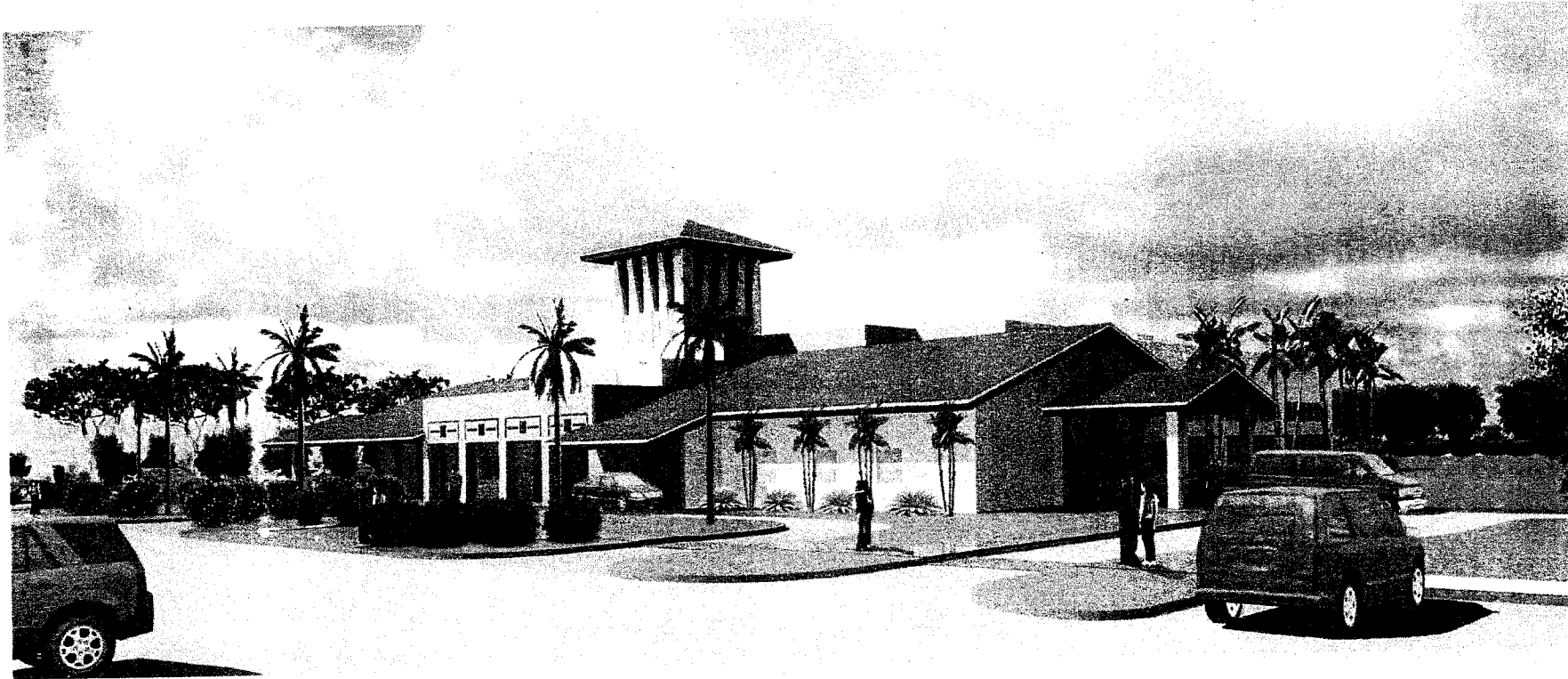


**New 29,000 Sq Ft Library**

**Estimated Cost: \$15,303,143**

**Estimated Construction: 8/1/07 – 10/31/08**

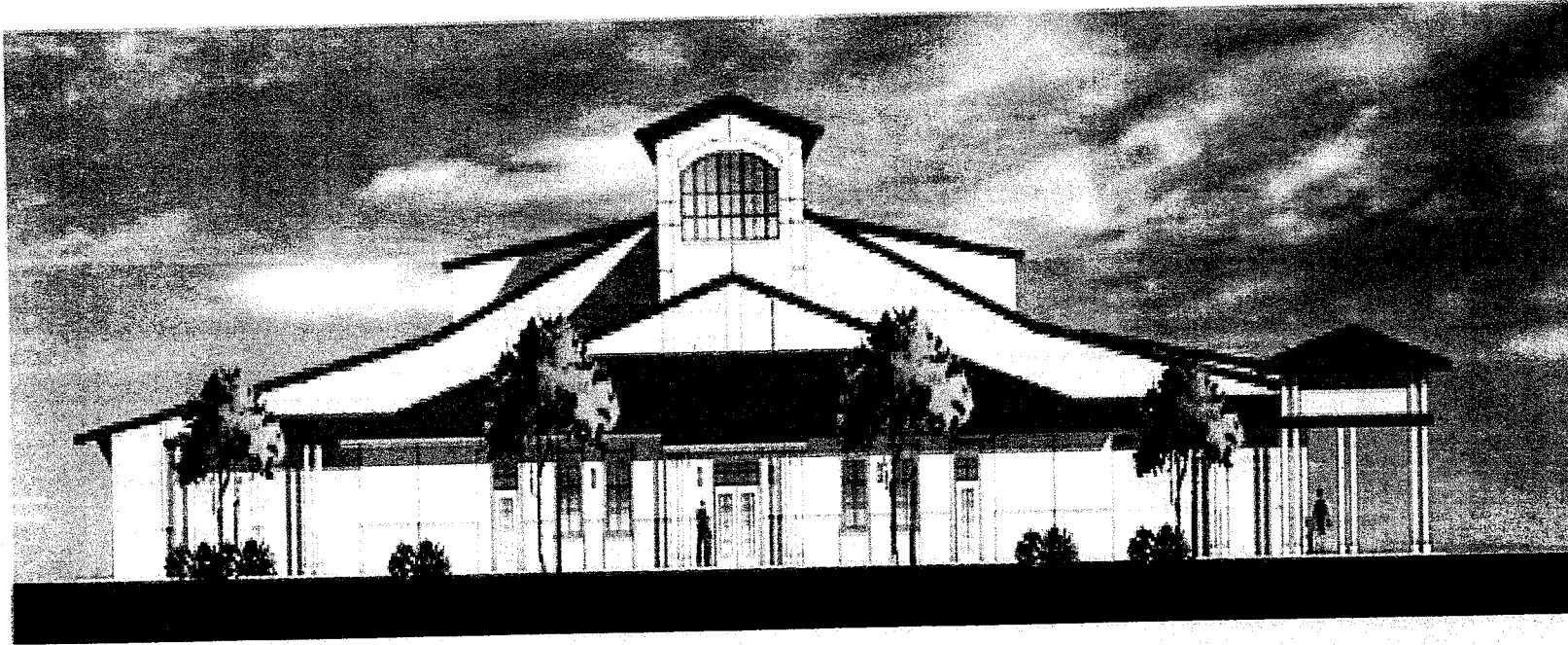
# West Boca Branch



**New 20,000 Sq Ft. Library on State Rd. 7**  
**Estimated Cost: \$11,811,063**  
**Estimated Construction: 6/10/07 – 8/15/08**

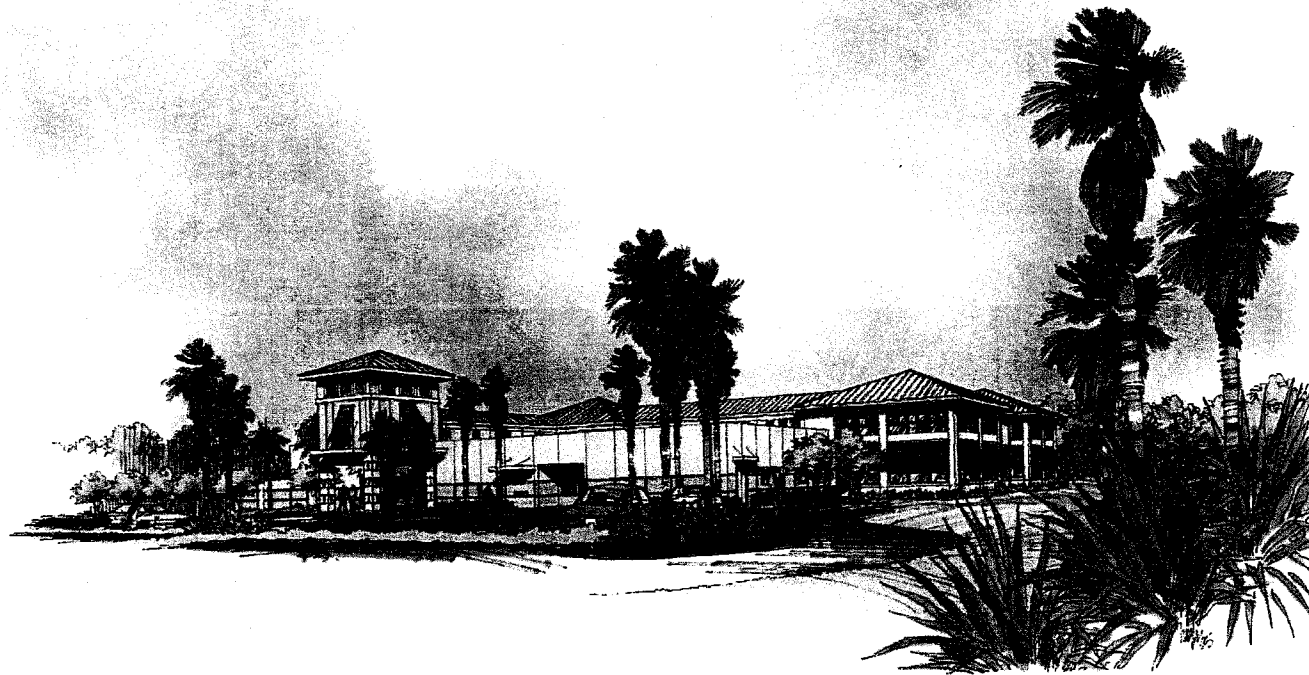


# Acreage Branch



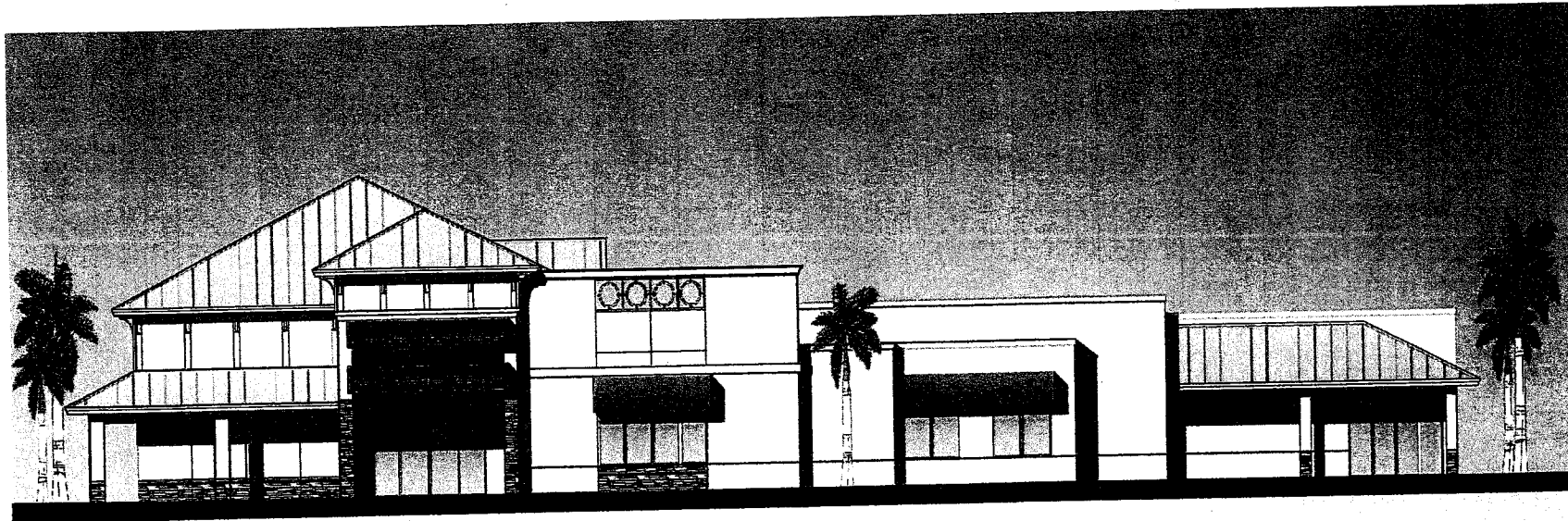
**New 15,000 Square Foot Library (Planned for  
Expansion to 30,000 sq. ft.)  
Estimated Cost \$8,040,500  
Estimated Construction Time 4/1/09 – 7/1/10**

# Wellington Branch



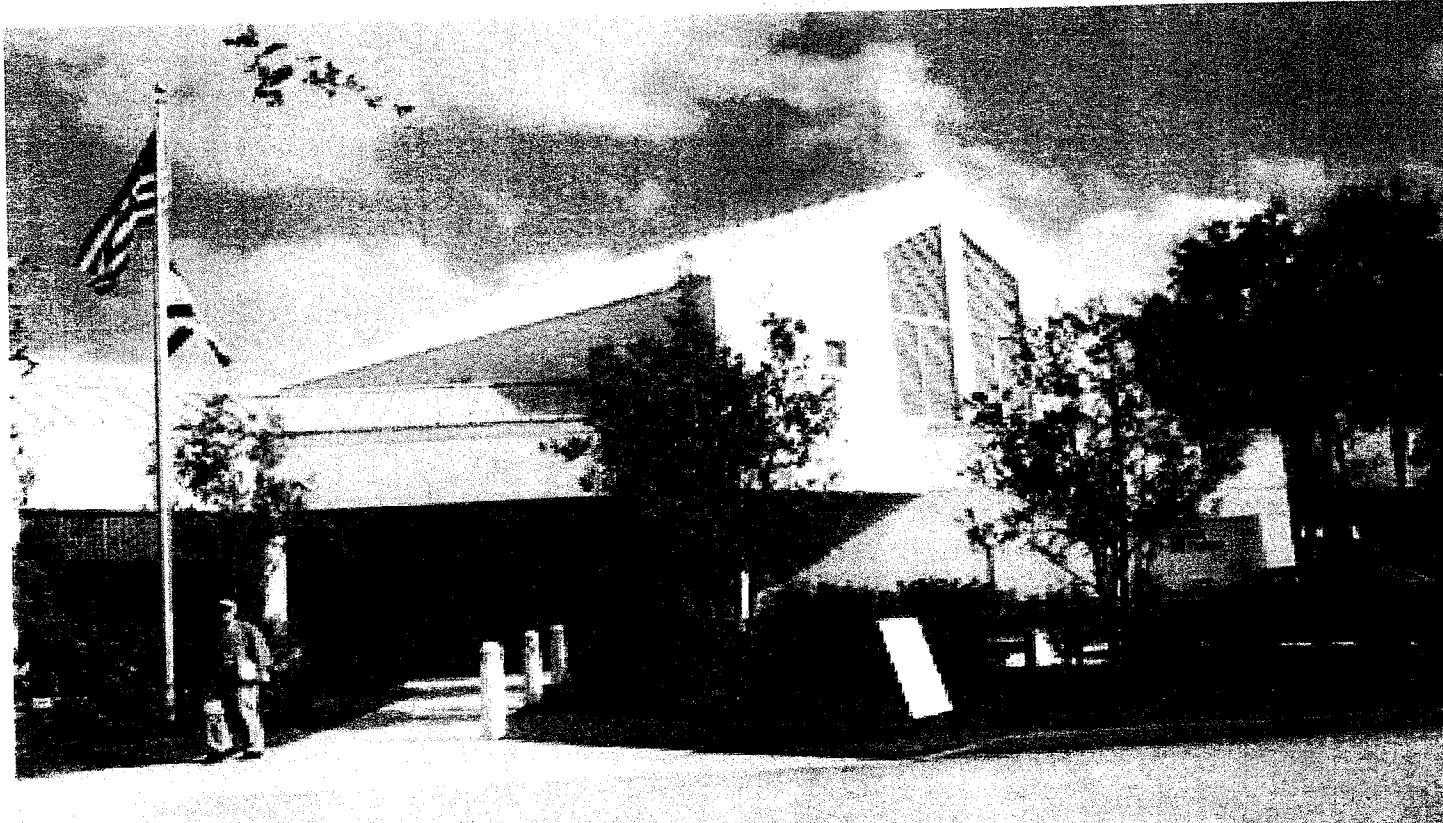
**Expansion from 8,000 to 30,000 sq. ft.  
Estimated Cost: \$8,697,643  
Estimated Construction 1/16/06 – 7/15/07**

# Royal Palm Beach Branch



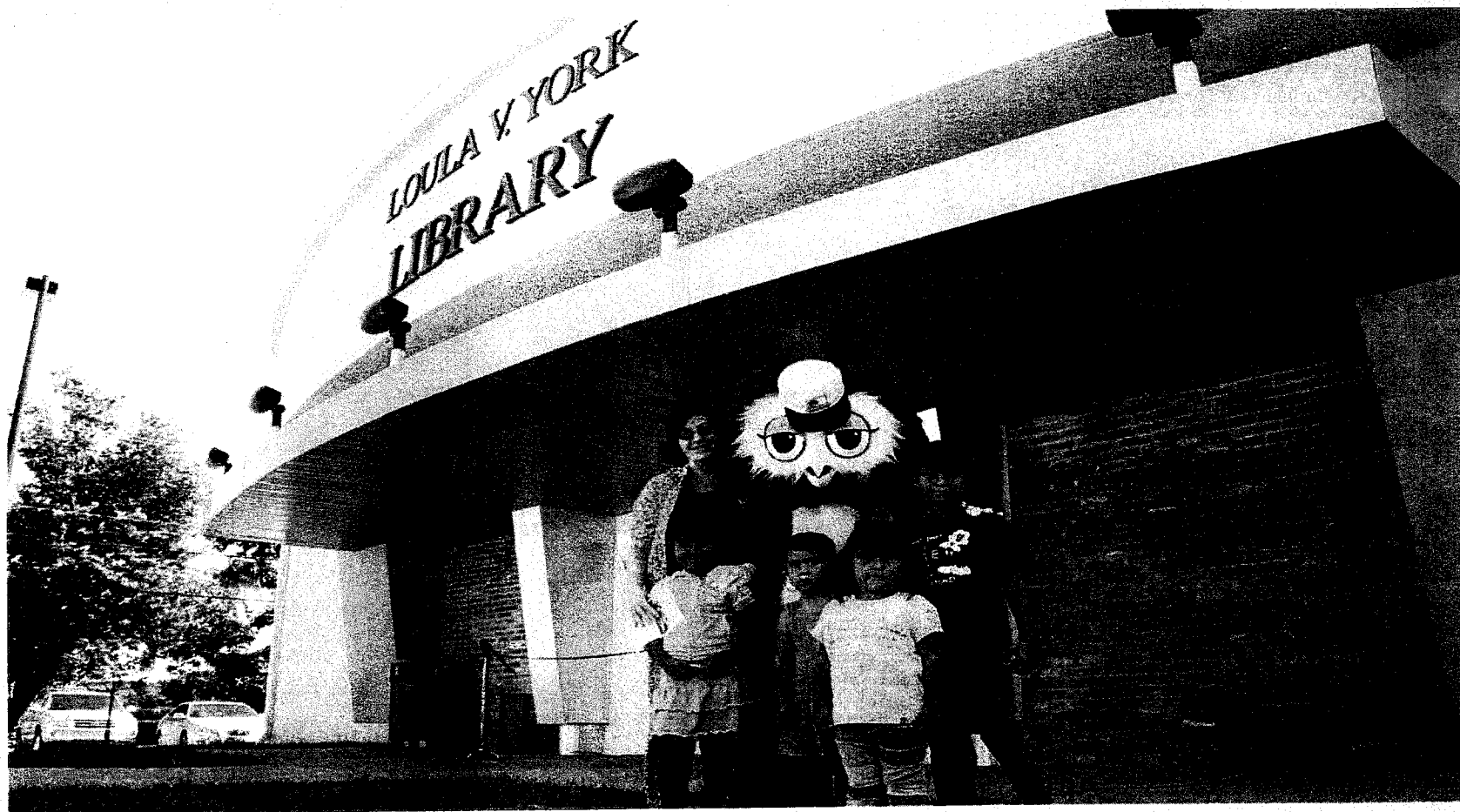
**Expansion from 8,000 to 20,000 sq. ft.**  
**Estimated Cost: \$7,135,000**  
**Estimated Construction 9/30/07 – 11/30/08**

# North County Regional Library



**Expansion from 24,000 to 40,000 sq. ft.  
Estimated Cost: 11,511,000  
Estimated Construction 4/1/08 – 7/1/09**

# Pahokee Branch Opened after Renovation on Sept. 30, 2006



# Renovation Projects

Okeechobee Blvd. Branch	June 2007
Clarence E. Anthony Branch	May 2007
Tequesta Branch	June 2007
Greenacres Branch	November 2008
Southwest County Regional	August 2008
West Boynton Branch	May 2009
Jupiter Branch	September 2009

**Florida Library Systems in  
2006**

**Service  
Area  
Population**

**Square  
Footage**

**Square  
Ft. Per  
Capita**

**Jacksonville Public Library**

**879,235**

**785,046**

**0.89**

**Broward County Division of Libraries**

**1,753,162**

**1,385,843**

**0.79**

**Pinellas Public Library Cooperative**

**922,650**

**604,417**

**0.66**

**Hillsborough County Library  
Cooperative**

**1,164,425**

**524,280**

**0.45**

**Orange County Library District**

**1,034,849**

**449,000**

**0.43**

**Palm Beach County Library System**

**843,859**

**297,703**

**0.35**

**Miami-Dade Public Library System**

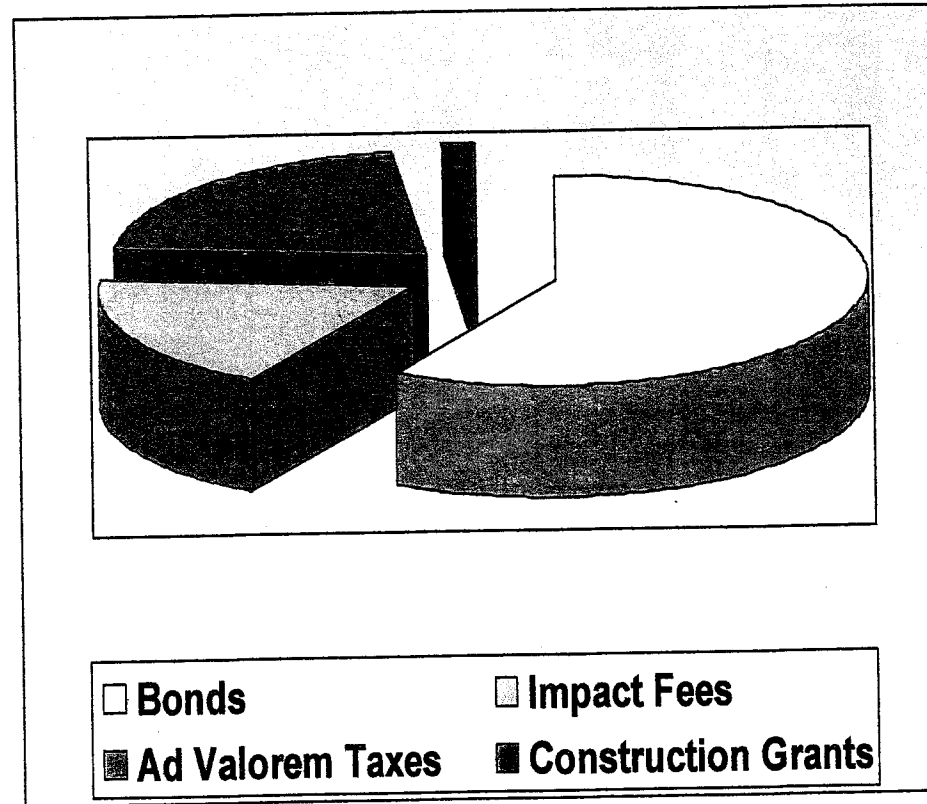
**2,083,984**

**653,885**

**0.31**

# Library Expansion Program II Funding Sources

- GO Bonds  
– \$55 million
- Impact Fees  
– \$17 million
- Ad Valorem Taxes  
– \$20.4 million
- Construction Grants  
– \$ 2 million





# Project Costs

Branch Name	Original			Projected/Actual Costs w/o any changes	Proposed Changes	
	New Construction	Renovations	Budget		Change to square footage	Cost
Acreage	15,000		\$3,435,700	\$8,040,500	+15,000	\$6,945,000
West Boca	20,000		\$4,547,600	\$11,811,063		
Lawrence Road	29,000		\$8,949,020	\$15,303,143		
Wellington	22,000	8,000	\$5,638,960	\$8,697,643		
Hagen Ranch Road	28,000	6,000	\$6,404,040	\$13,154,628		
Main Library	76,000		\$19,472,036	\$33,678,650	+19,000	\$8,550,000
Main Library Reno		46,480	\$4,618,724	\$10,214,850	-46,480	-\$10,214,850
Royal Palm Beach	12,000	8,000	\$3,452,160	\$7,135,000		
Belle Glade Reno		9,100	\$850,850	\$2,588,750	-9,100	-\$2,588,750
Greenacres Reno		17,000	\$1,939,500	\$3,310,000		
S.W. Reg. Library Reno		24,000	\$2,244,000	\$4,680,000		
Loula V. York Reno		4,500	\$374,000	\$1,157,013		
South Bay Reno		4,000	\$374,000	\$480,000		
North County Regional	16,000	24,000	\$5,582,880	\$11,511,000		
West Boverton Reno		17,700	\$1,654,950	\$3,451,000		
Okeechobee Reno		17,000	\$1,589,500	\$3,169,000		
Tequesta Reno		4,000	\$374,000	\$340,000		
Totals			\$71,501,920	\$138,722,240		
Canyons Branch New					20,000	\$9,300,000
Belle Glade New					15,000	\$7,975,000
Cherry Road Renos					35,000	\$4,150,000
Total						\$24,116,400

Notes:

- 1 - West Boca was originally a 20,000 sf expansion to the S.W. Regional and is now a stand alone library at a separate location.
- 2 - West Boca total cost has been reduced by \$1.4M to be funded from General Government for site work for west portion.
- 3 - Hagen Ranch Road was originally a 28,000 sf expansion to the Atlantic Ave Branch is now a stand alone library on Hagen Ranch Road.
- 4 - Cherry Road renovations is rework to the previous King's Academy gym.
- 5 - The Belle Glade renovation project is proposed to be a new stand alone library.

## **CAPITAL FUND PROJECTS**

### **Capital Funds Available:**

<b>4/30/07</b>	<b>-</b>	<b>\$81,325,510</b>
<b>10/1/07</b>	<b>-</b>	<b>10,226,290</b>
<b>10/1/08</b>	<b>-</b>	<b>3,053,378</b>
<hr/>		
<b>Total Library</b>	<b>-</b>	<b>\$94,605,178</b>

<b>Project Costs:</b>		<b>Funding Shortage</b>
<b>Original Budgeted Projects</b>	<b>138,722,240</b>	<b>-44,117,062</b>
 <b>Possible Delayed Projects:</b>		
<b>Main Library – new</b>	<b>33,678,650</b>	<b>-10,438,412</b>
<b>Main Library – renovation</b>	<b>10,214,850</b>	<b>- 223,562</b>
 <b>Other Factors:</b>		
<b>Budgeted Contingency:</b>	<b>\$11,180,158</b>	<b>+10,956,596</b>

# **Options**

## **Option 1 – no change to LEP II**

**Details: Library proceeds as originally planned. Requires additional funding for shortfall of \$44,117,062**

# Options

## Option 2 –Deferral of Projects

Details: Defer construction of new Main Library and limit renovation of the existing Main Library until funds are available. All other original projects will be completed with available funds.

- Main Library
  - Centrally located anchor of system
  - Architecturally interesting cultural destination
  - Center of Community Life
  - Economic catalyst in Congress/Military redevelopment
  - Additional funding of \$ 44 million needed

# Staff Initiated Additional Projects

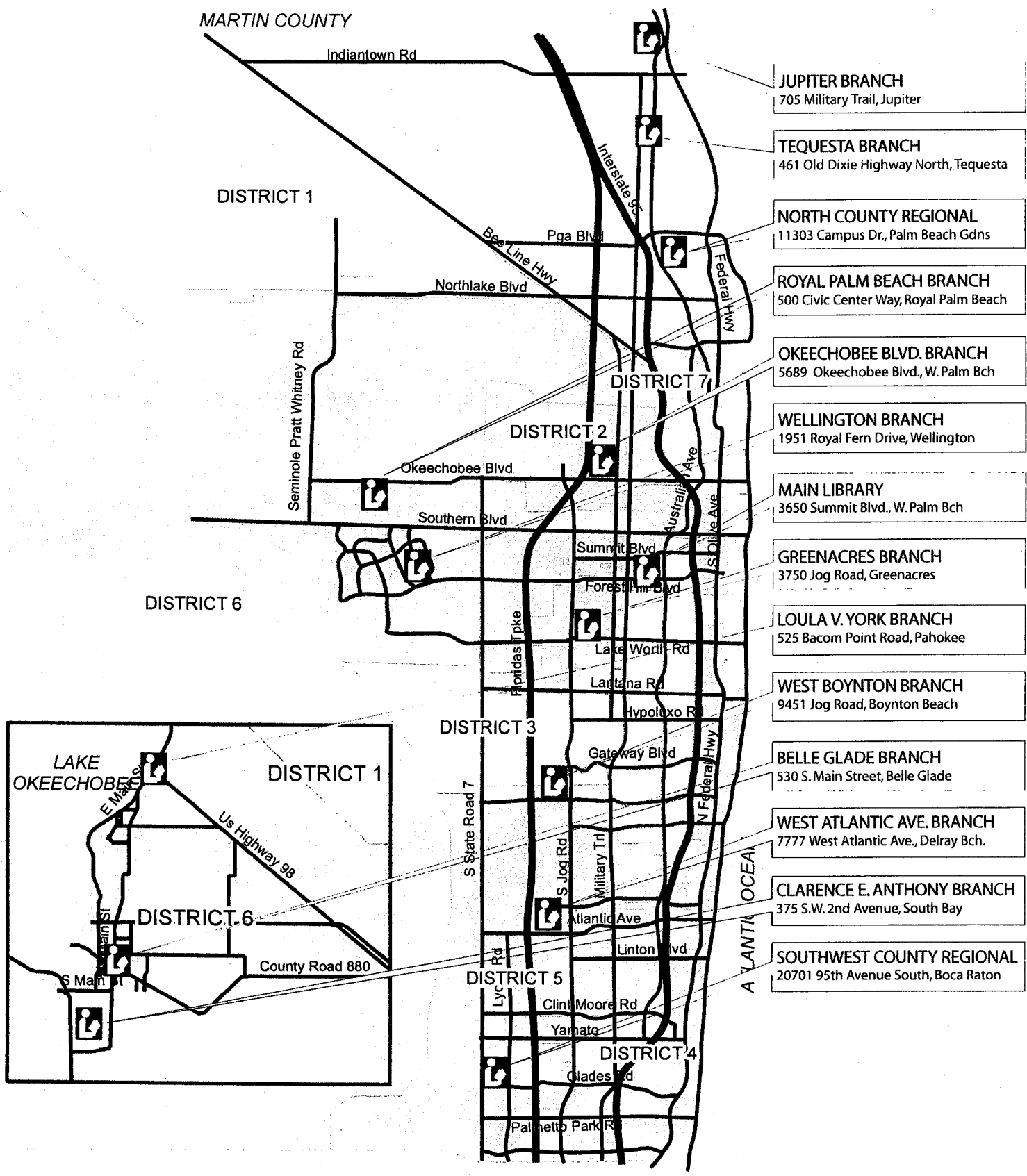
- **Acreage Branch**
  - Branch may be under LOS when built at 15,000 sq. ft.
  - Plan for full 30,000 sq. ft.
  - Additional funding of \$ 6.945 million needed at current costs.
- **Belle Glade Branch**
  - Needs of Community including school readiness & workforce literacy
  - Funding for new facility vs. renovation of 40 yr. old building
  - Additional funding of \$ 5,386,250 needed

# **Community Initiated Request through Commissioner Aaronson**

- **Canyons Development**
- **20,000 sq. ft. Branch**
- **Lyons Rd. at Boynton Beach Blvd.**
- **Construction Costs - \$ 9,300,000**
- **Operating Expenses - \$1,600,000/yr**

# **Options**

**Option 3 – Any combination of projects supported by the Commission.**



# Palm Beach County Library System Locations

