

# **East Baton Rouge Parish Library Board of Control**

**2006-2015**

**Capital Improvements Program Assessment Study**


**Cyntreniks LLC  
October 19, 2006**



# **Capital Improvements Program (*CIP*)**

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- **Adopted in 2005 in preparation for the October 2005 property tax millage election**
- **Proposes four (4) specific construction projects and related timelines**



**2006-2015**

**Capital Improvements Program (*CIP*)**

<b><u>Project</u></b>	<b><u>Year Open</u></b>
● <b>New central library</b>	<b>2013</b>
● <b>New regional library</b>	<b>2013</b>
● <b>South branch library</b>	<b>2009</b>
● <b>East branch library</b>	<b>2016</b>



# GOALS OF STUDY

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- **Identify and verify significant issues**
- **Develop findings based on issues**
  - **Provide recommendations**



# **METHODOLOGY OF STUDY**

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- **Review of current *CIP* strategy**
- **Development of specific areas of inquiry**
- **Information-gathering (interviews)**



# **METHODOLOGY OF STUDY**

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- **Web-based and traditional research**
- **Analysis of information and data**
- **Preparation of final report**



# **Specific Areas of Study**

- **Board policies and practices**
- **Financial proformas**
- **Project Construction timeline**
- **Goodwood renovation/new building**
- **Downtown central library sites**



# **Specific Areas of Study**

- **Neighborhood Branch Site Selection**
- **Local, state and federal funding sources**
- **Public fund-raising campaign**
- **Comprehensive financial strategy**





# FINDINGS



# **East Baton Rouge Parish Library System**

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## **“Pay-as-you-go” Policy**

# ***East Baton Rouge Parish Library System***

## ***Current Facility Locations and Size***

<u>Location</u>	<u>Type</u>	<u>Opened</u>	<u>Sq.Ft.</u>
■ Goodwood	Central	1967/1975	65,000
■ Bluebonnet	Regional	1993	37,600
■ Jones Creek	Regional	1990	34,750
■ Greenwell Springs Road	Regional	1997	26,672
■ Downtown	Regional	1979	40,000
■ Baker	Branch	2001	18,592
■ Carver	Branch	2005	12,078
■ Central	Branch	2002	18,263
■ Delmont Gardens (expansion)	Branch	2005	19,267
■ Eden Park	Branch	2006	14,000
■ Pride/Chaneyville	Branch	2005	11,127
■ Scotlandville	Branch	2001	17,985
■ Zachary	Branch	2004	<u>17,869</u>
■		TOTAL	333,203

Source: East Baton Rouge Parish Library



# **East Baton Rouge Parish Library System**

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**December 31, 2006**  
**Projected**

**\$36,672,653**

**Cash Ending Balance**



# **East Baton Rouge Parish Library System**

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**2006 – 2015  
Projected**

**\$87,204,283**

**Available for *CIP* Program**

**Hurricane Katrina**  
**Hurricane Rita**



# East Baton Rouge Parish Library System

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## *CIP* Program

**Financial proformas are based on pre-Katrina  
demographic and economic environments**



# FINDINGS

Current *CIP* Program

## DEMOGRAPHICS

- **2005 EBR population was estimated at 412,000 residents**





# FINDINGS

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## DEMOGRAPHICS

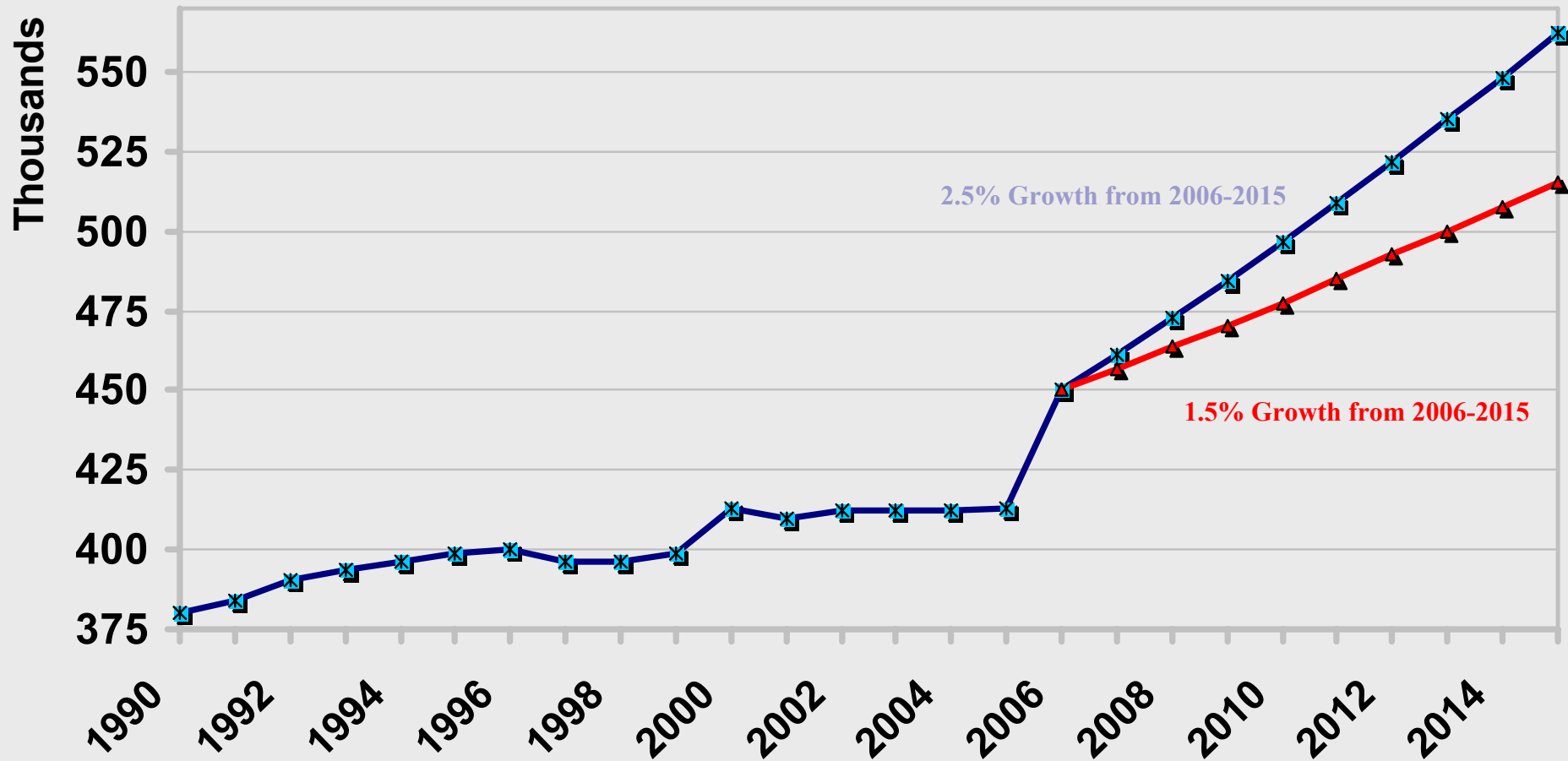
- **Current EBR population is estimated at 450,000 residents**
- **Future growth trends exceed historical averages**
- **2015 EBR population projection: 550,000+ residents**

# East Baton Rouge Parish Population

## Historical and Projected Estimate

(Based on 1.5% and 2.5% growth from 2006-2015)

### Population



**Sources:** Compilation of Projections from Baton Rouge Area Chamber; Louisiana Recovery Authority; Pop Stats; DataPlace; Greater Baton Rouge Association of Realtors; and, various news articles



# FINDINGS

## Current *CIP* Program

### DEMOGRAPHICS

(Cont'd)

**Library system *size* standard determined by a formula based on a 20-year population growth project**

*Source: Standards for Louisiana Public Libraries 2003,  
Louisiana Library Association, Public Library Section*

# FINDINGS

## Current *CIP* Program

### DEMOGRAPHICS

(Cont'd)

- ***Essential minimum size standard: 1 sq. ft. of facility per capita***
- **Library system *size* with new central library:**
  - 446,203 sq. ft. (Goodwood central)
  - 471,203 sq. ft. (Downtown central)
- **2015 *essential minimum size* based on standard: 550,000 sq. ft.**



# FINDINGS

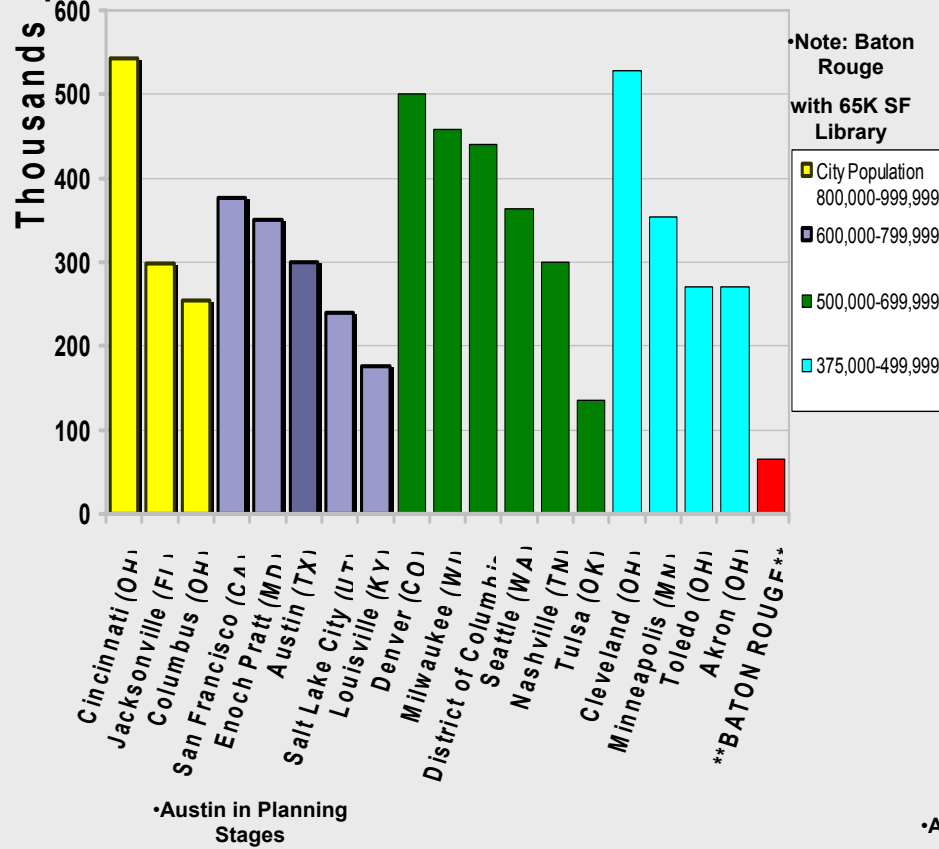
Current *CIP* Program

## Key Consideration

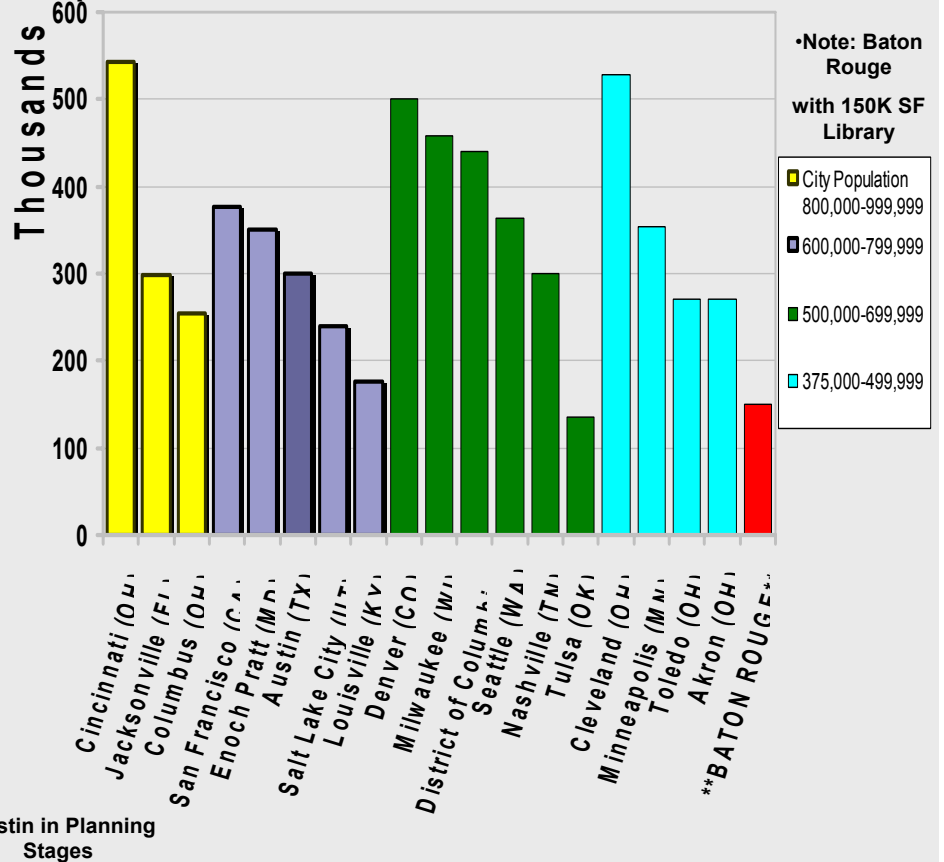
**Is 150,000 sq.ft. the recommended size for the new central library?**

# Peer City Central Library Size by Population

Square Feet



Square Feet





# FINDINGS

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Current *CIP* Program

## ECONOMICS

**2006 Property tax millage rate approved at 11.1 mills**



# FINDINGS

Current *CIP* Program

## ECONOMICS

- **Primary purpose of property tax revenue: Fund operation of the Library system**
- **Secondary purpose of property tax revenue: Fund capital construction projects**
- **11.1 property tax millage rate approved by voters in 2006 same as 1995 annual rate**





# FINDINGS

Current *CIP* Program

## Key Consideration

- ***CIP* financial deficit of between \$4.6 million and \$14.5 million *built-in* financial proformas**



# FINDINGS

Current *CIP* Program

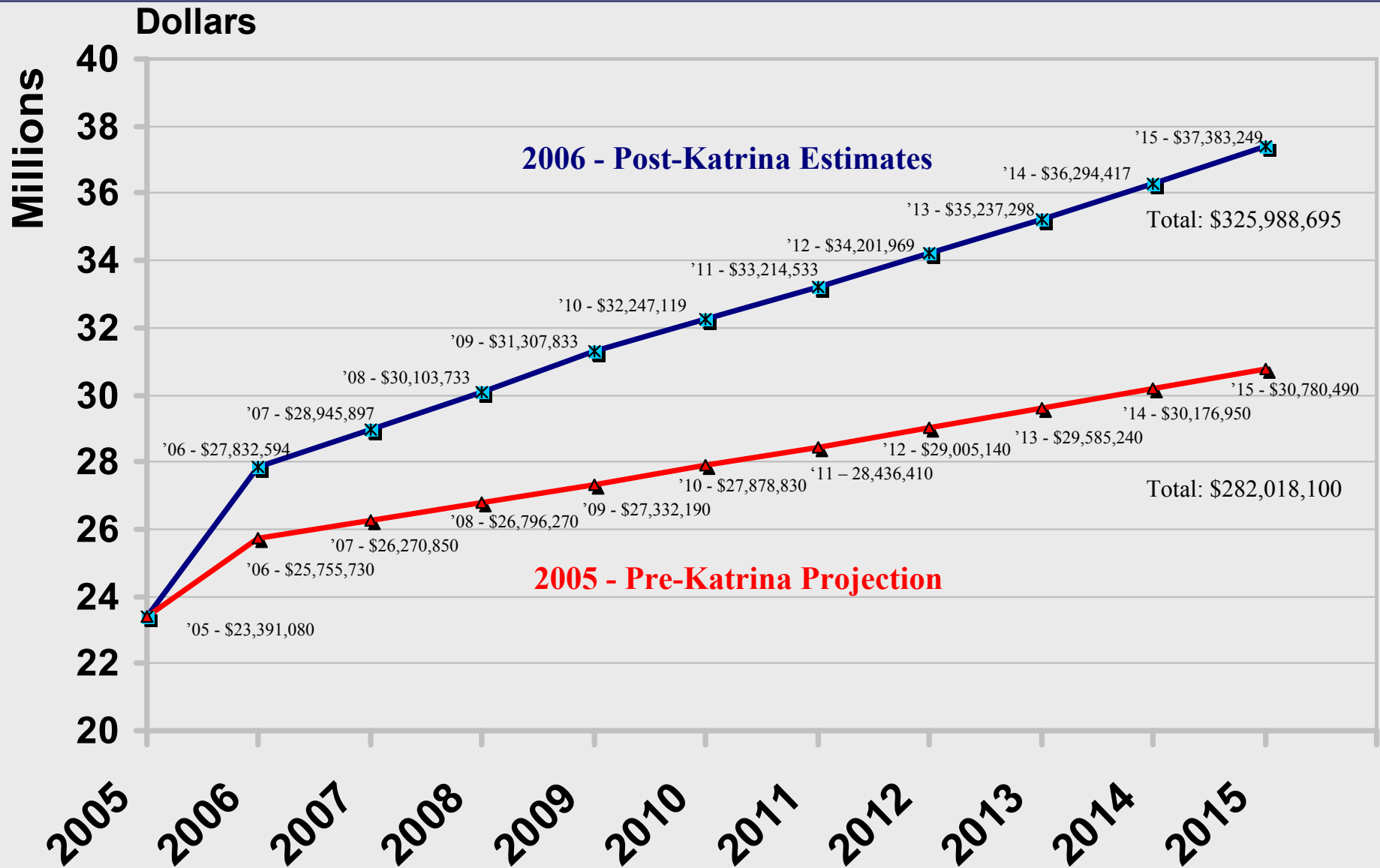
## ECONOMICS

(Cont'd)

- **Increase in parish-wide property tax values post-Katrina generates more annual revenue**

# Projected Property Tax Revenue

No rollback of millage; 4% growth through 2009,  
3% growth 2010-2015





# FINDINGS

Current *CIP* Program

## ECONOMICS

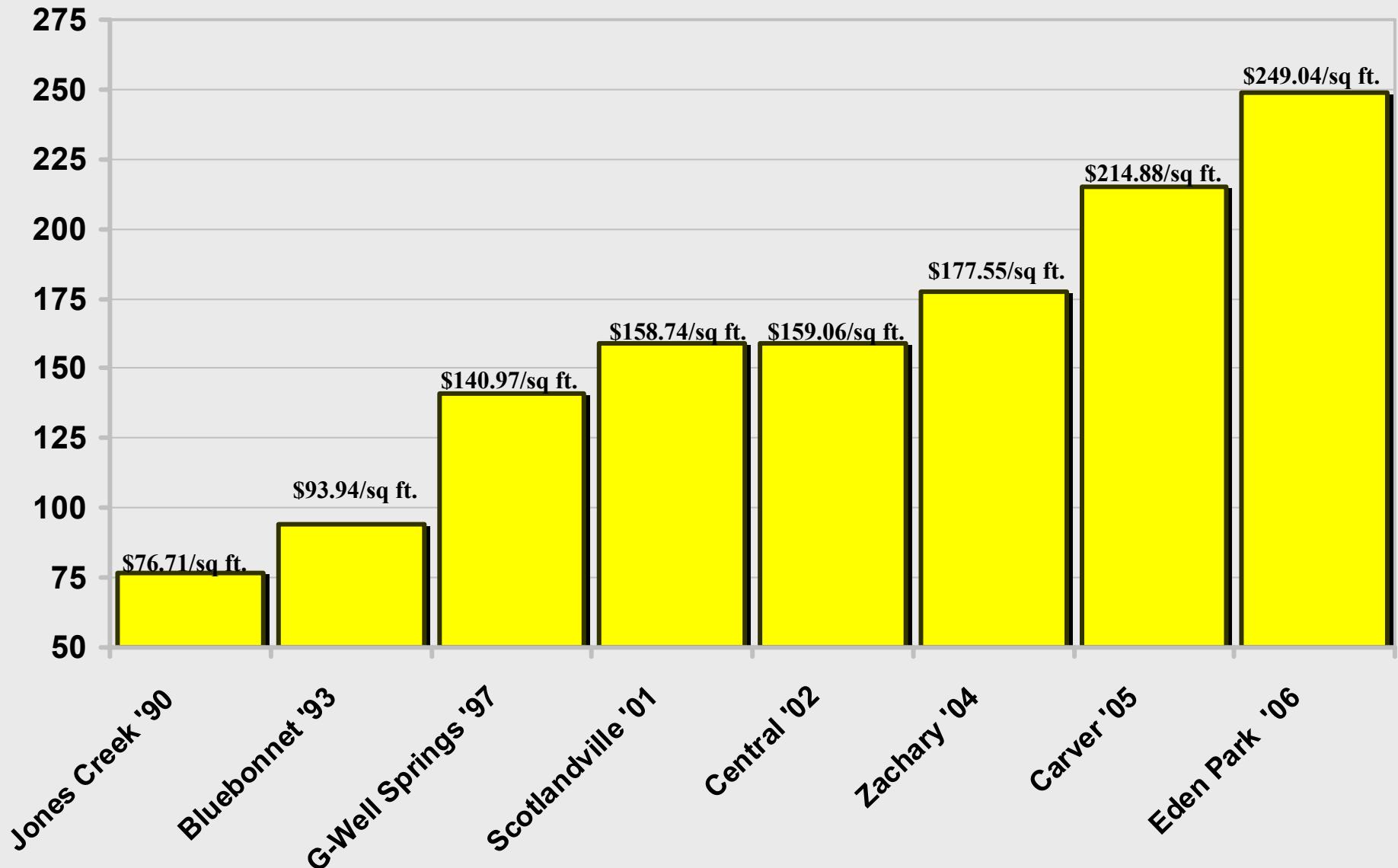
(Cont'd)

- **Benefit of property tax revenue increase reduced by rising construction prices**
- **Construction pricing/Sq. Ft. estimated 20% higher post-Katrina**
- **Construction pricing trending 5-7% higher annually for foreseeable future**

# East Baton Rouge Library

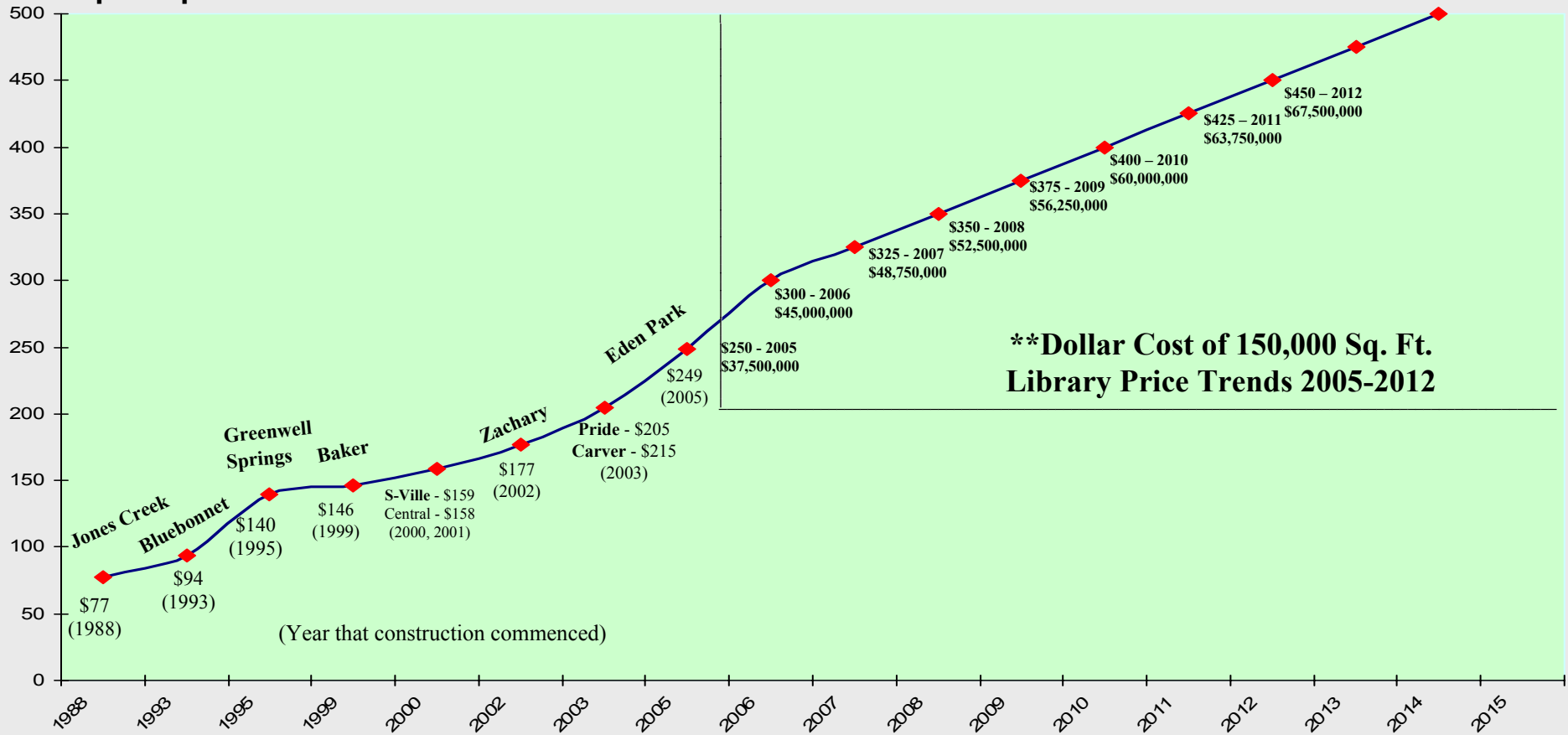
## Rising Construction Costs Per square foot

Dollars per square foot



# East Baton Rouge Parish Library System Historical & Projected Construction Costs Per Sq. Ft.

Dollars per square foot



**\*\*Dollar Cost of 150,000 Sq. Ft.  
Library Price Trends 2005-2012**

## Consolidation of Information from the following Sources:

- Association of general Contractors – Report by AGC Chief Economist Kin Simson
- Survey of Baton Rouge Contractors
- Comparison of Public Projects in Planning, Under Construction and Recently Completed
- Interview with Louisiana State Facility Planning representative
- Miscellaneous Data References

# East Baton Rouge Parish Library System

## Individual CIP Projects – Total Construction Costs Projections Pre-Katrina and Post-Katrina Construction Timeline Options

<u>Project</u>	<u>Pre-Katrina Timeline</u>
South Branch	\$4,656,080
Goodwood Regional	\$7,848,500
Downtown Central	\$56,627,500
East Branch	\$6,658,500
<b>Total</b>	<b>\$75,790,580</b>
	<u>Year Open</u>
South Branch	2009
Goodwood Regional	2013
Downtown Central	2013
East Branch	2016

# East Baton Rouge Parish Library System

## Individual CIP Projects – Total Construction Costs Projections Pre-Katrina and Post-Katrina Construction Timeline Options

<u>Project</u>	<u>Pre-Katrina Timeline</u>	<u>Post-Katrina Timeline A</u>
South Branch	\$4,656,080	\$5,916,680
Goodwood Regional	\$7,848,500	\$10,914,000
Downtown Central	\$56,627,500	\$71,847,300
East Branch	\$6,658,500	\$9,000,800
<b>Total</b>	<b>\$75,790,580</b>	<b>\$97,678,780</b>
	<u>Year Open</u>	<u>Year Open</u>
South Branch	2009	2009
Goodwood Regional	2013	2009
Downtown Central	2013	2010
East Branch	2016	2016



# East Baton Rouge Parish Library System

## Individual CIP Projects – Total Construction Costs Projections Pre-Katrina and Post-Katrina Construction Timeline Options

<u>Project</u>	<b>Pre-Katrina Timeline</b>	<b>Post-Katrina Timeline A</b>	<b>Post-Katrina Timeline B</b>
<b>South Branch</b>	\$4,656,080	\$5,916,680	\$5,916,680
<b>Goodwood Regional</b>	\$7,848,500	\$10,914,000	\$12,529,550
<b>Downtown Central</b>	\$56,627,500	\$71,847,300	\$79,496,000
<b>East Branch</b>	\$6,658,500	\$9,000,800	\$9,000,800
<b>Total</b>	<b>\$75,790,580</b>	<b>\$97,678,780</b>	<b>\$106,942,950</b>
	<u>Year Open</u>	<u>Year Open</u>	<u>Year Open</u>
<b>South Branch</b>	2009	2009	2009
<b>Goodwood Regional</b>	2013	2009	2011
<b>Downtown Central</b>	2013	2010	2011
<b>East Branch</b>	2016	2016	2016

# East Baton Rouge Parish Library System

## Individual CIP Projects – Total Construction Costs Projections Pre-Katrina and Post-Katrina Construction Timeline Options

<u>Project</u>	<b>Pre-Katrina Timeline</b>	<b>Post-Katrina Timeline A</b>	<b>Post-Katrina Timeline B</b>	<b>Post-Katrina Timeline C</b>
<b>South Branch</b>	\$4,656,080	\$5,916,680	\$5,916,680	\$5,916,680
<b>Goodwood Regional</b>	\$7,848,500	\$10,914,000	\$12,529,550	\$13,419,000
<b>Downtown Central</b>	\$56,627,500	\$71,847,300	\$79,496,000	\$85,169,850
<b>East Branch</b>	\$6,658,500	\$9,000,800	\$9,000,800	\$9,000,800
<b>Total</b>	<b>\$75,790,580</b>	<b>\$97,678,780</b>	<b>\$106,942,950</b>	<b>\$113,506,250</b>
	<b><u>Year Open</u></b>	<b><u>Year Open</u></b>	<b><u>Year Open</u></b>	<b><u>Year Open</u></b>
<b>South Branch</b>	2009	2009	2009	2009
<b>Goodwood Regional</b>	2013	2009	2011	2012
<b>Downtown Central</b>	2013	2010	2011	2012
<b>East Branch</b>	2016	2016	2016	2016

# East Baton Rouge Library System

## Individual CIP Projects – Total Construction Costs Projections Pre-Katrina and Post-Katrina Construction Timeline Options

<u>Project</u>	<u>Pre-Katrina Timeline</u>	<u>Post-Katrina Timeline A</u>	<u>Post-Katrina Timeline B</u>	<u>Post-Katrina Timeline C</u>	<u>Post-Katrina Timeline D</u>
South Branch	\$4,656,080	\$5,916,680	\$5,916,680	\$5,916,680	\$5,916,680
Goodwood Regional	\$7,848,500	\$10,914,000	\$12,529,550	\$13,419,000	\$14,088,250
Downtown Central	\$56,627,500	\$71,847,300	\$79,496,000	\$85,169,850	\$90,316,000
East Branch	\$6,658,500	\$9,000,800	\$9,000,800	\$9,000,800	\$9,000,800
<b>Total</b>	<b>\$75,790,580</b>	<b>\$97,678,780</b>	<b>\$106,942,950</b>	<b>\$113,506,250</b>	<b>\$119,321,650</b>
	<u>Year Open</u>	<u>Year Open</u>	<u>Year Open</u>	<u>Year Open</u>	<u>Year Open</u>
South Branch	2009	2009	2009	2009	2009
Goodwood Regional	2013	2009	2011	2012	2013
Downtown Central	2013	2010	2011	2012	2013
East Branch	2016	2016	2016	2016	2016



# FINDINGS

Current *CIP* Program

## ECONOMICS

(Cont'd)

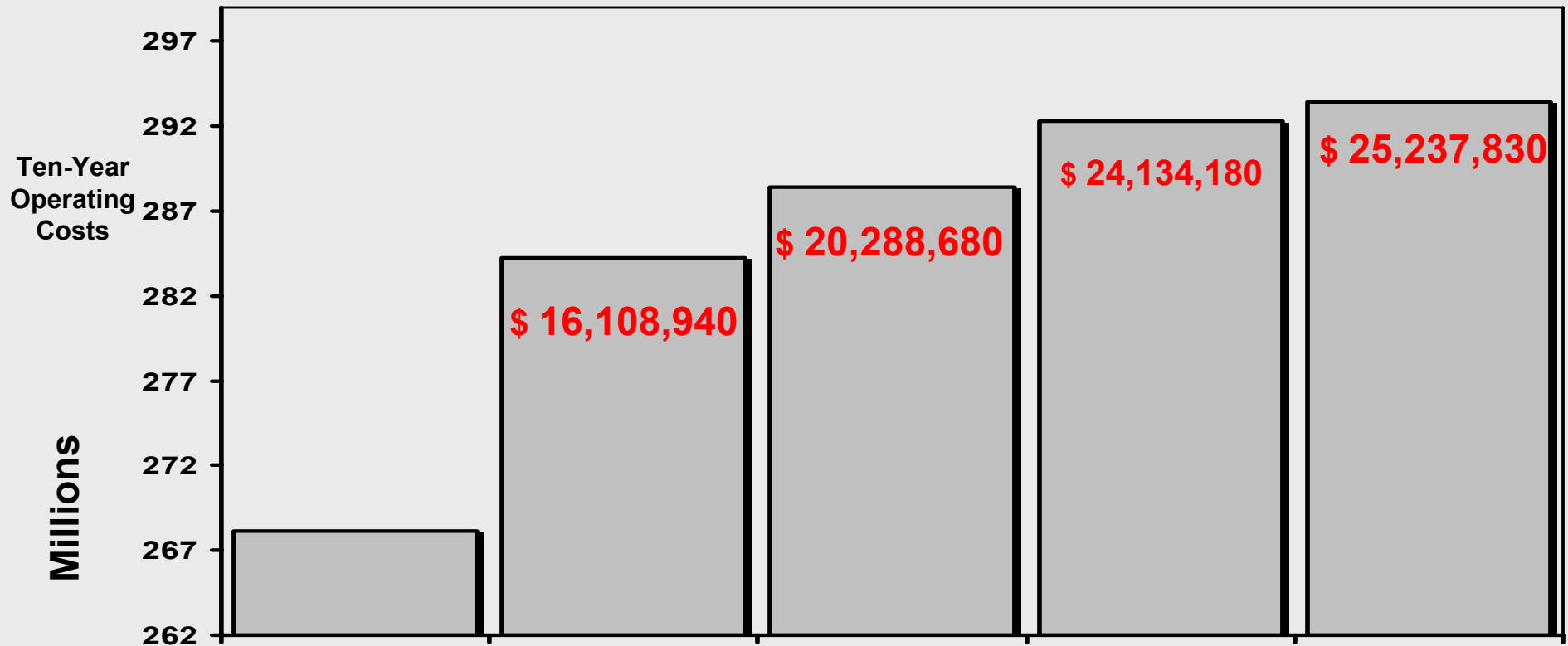
- ***CIP* financial deficit *quadrupled* post-Katrina**

# East Baton Rouge Library System

## Individual CIP Projects – Total Construction Costs Projections Pre-Katrina and Post-Katrina Construction Timeline Options

<u>Project</u>	<u>Pre-Katrina Timeline</u>	<u>Post-Katrina Timeline A</u>	<u>Post-Katrina Timeline B</u>	<u>Post-Katrina Timeline C</u>	<u>Post-Katrina Timeline D</u>
South Branch	\$4,656,080	\$5,916,680	\$5,916,680	\$5,916,680	\$5,916,680
Goodwood Regional	\$7,848,500	\$10,914,000	\$12,529,550	\$13,419,000	\$14,088,250
Downtown Central	\$56,627,500	\$71,847,300	\$79,496,000	\$85,169,850	\$90,316,000
East Branch	\$6,658,500	\$9,000,800	\$9,000,800	\$9,000,800	\$9,000,800
<b>Total</b>	<b>\$75,790,580</b>	<b>\$97,678,780</b>	<b>\$106,942,950</b>	<b>\$113,506,250</b>	<b>\$119,321,650</b>
	<u>Year Open</u>	<u>Year Open</u>	<u>Year Open</u>	<u>Year Open</u>	<u>Year Open</u>
South Branch	2009	2009	2009	2009	2009
Goodwood Regional	2013	2009	2011	2012	2013
Downtown Central	2013	2010	2011	2012	2013
East Branch	2016	2016	2016	2016	2016

# East Baton Rouge Parish Library System Comparison of 10-Year CIP Operational Costs Based on Ten-Year Various Construction Timeline Options



<u>Capital Construction</u>	Current Libraries	Year Opened	Year Opened	Year Opened	Year Opened
Southern Branch	(Base Costs)	2009	2009	2009	2009
Goodwood Regional		2013	2012	2011	2009
Downtown Main		2013	2012	2011	2010
Eastern Branch		2016	2016	2016	2016



# **East Baton Rouge Parish Library System**

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**2006 – 2015  
Projected**

**\$87,204,283**

**Available for *CIP* Program**

## East Baton Rouge Parish Library System Comparison of Consolidated CIP Cost Projections Over Various Construction Timeline Options

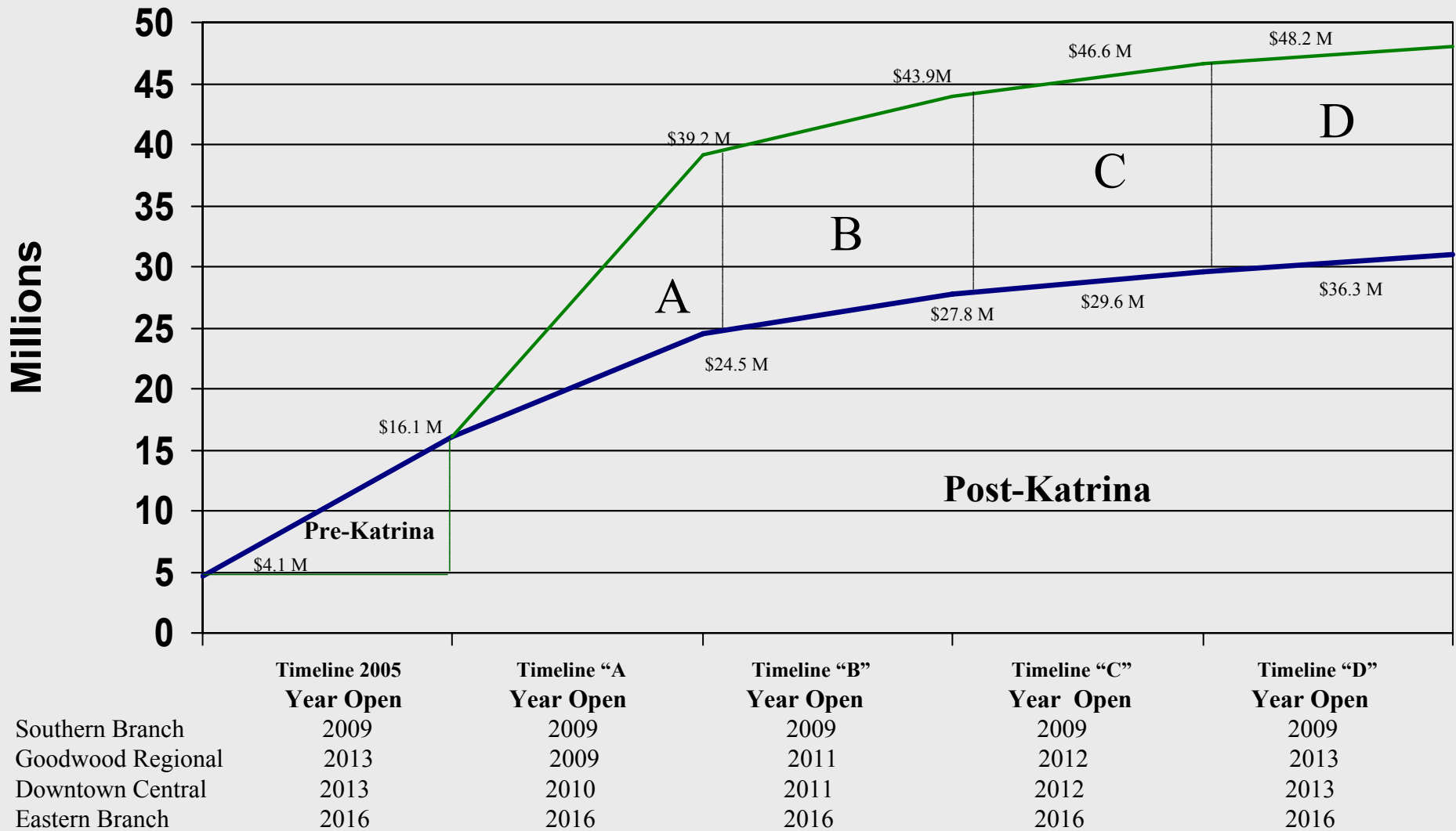
<u>Cost Category</u>	<u>Pre-Katrina Timeline</u>	<u>Post-Katrina Timeline A</u>	<u>Post-Katrina Timeline B</u>	<u>Post-Katrina Timeline C</u>	<u>Post-Katrina Timeline D</u>
<b>Total CIP Funds Available</b>	\$87,204,283	\$87,204,283	\$87,204,283	\$87,204,283	\$87,204,283
<b>LESS: Total CIP Construction Costs</b>	\$75,790,580	\$97,678,780	\$106,942,950	\$113,506,250	\$119,321,650
<b>Total CIP Operating Costs</b>	\$16,108,750	\$28,743,927	\$24,133,460	\$20,288,060	\$16,108,750
<b>Total Costs</b>	\$91,899,330	\$126,422,707	\$131,076,410	\$133,794,310	\$135,430,400
<b>Surplus (Deficit)</b>	<b>(\$4,695,047)</b>	<b>(\$39,218,424)</b>	<b>(\$43,872,127)</b>	<b>(\$46,590,027)</b>	<b>(\$48,226,117)</b>
	<u><b>Year Open</b></u>	<u><b>Year Open</b></u>	<u><b>Year Open</b></u>	<u><b>Year Open</b></u>	<u><b>Year Open</b></u>
<b>South Branch</b>	2009	2009	2009	2009	2009
<b>Goodwood Regional</b>	2013	2009	2011	2012	2013
<b>Downtown Central</b>	2013	2010	2011	2012	2013
<b>East Branch</b>	2016	2016	2016	2016	2016



# East Baton Rouge Parish Library System Downtown Central Library

## Comparison of CIP Projected Financial “Deficit” Ranges

Based on Various Construction Timeline Options (No Tax Millage Rollbacks in 2008 & 2012)





# FINDINGS

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Current *CIP* Program

Price Comparison  
New Central Library  
**Goodwood and Downtown**



# **FINDINGS**

## **Current *CIP* Program**

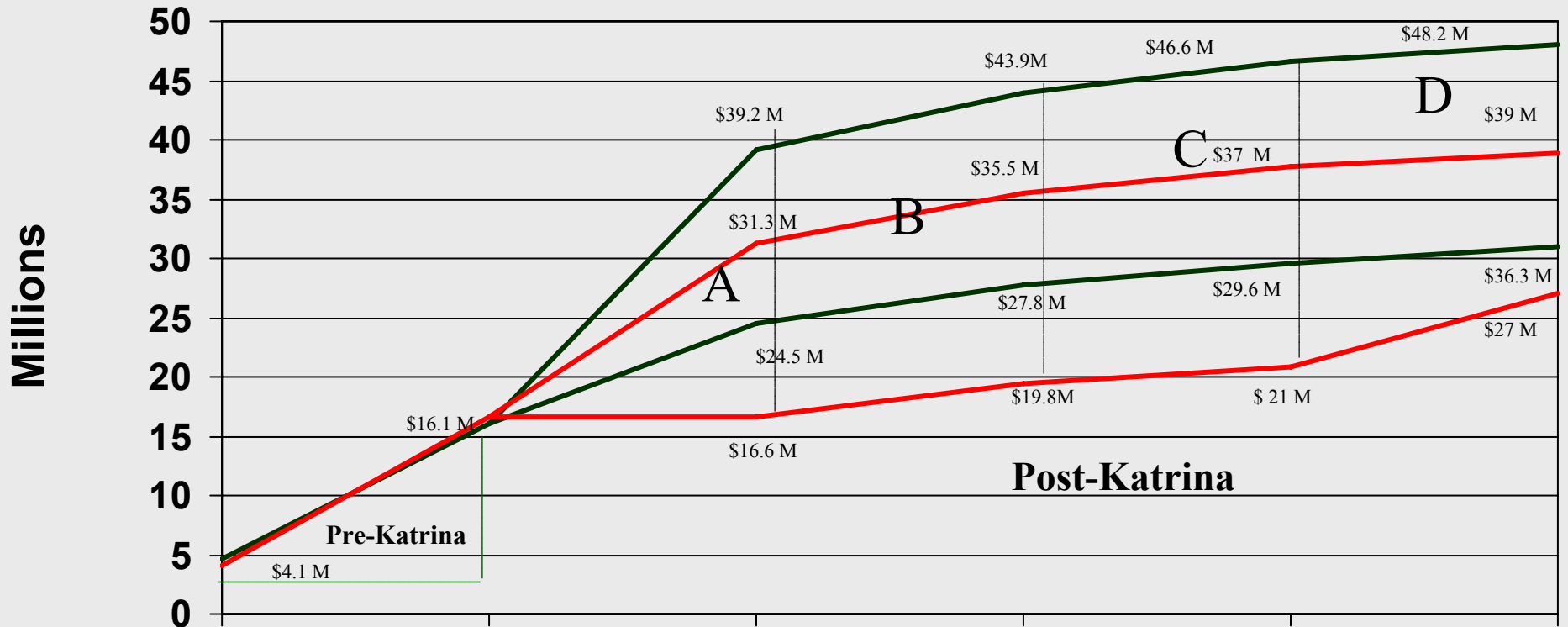
- **Goodwood new central library and Downtown renovated regional library**
- **Downtown new central library and Goodwood renovated regional library**
- **Projected Cost Difference: \$7,940,000 - \$9,255,450**

# East Baton Rouge Parish Library System

## Downtown vs. Goodwood Central Library

### Comparison of CIP Projected Financial “Deficit” Ranges

Based on Various Construction Timeline Options (No Tax Millage Rollbacks in 2008 & 2012)



	Timeline 2005 Year Open	Timeline “A” Year Open	Timeline “B” Year Open	Timeline “C” Year Open	Timeline “D” Year Open
Southern Branch	2009	2009	2009	2009	2009
Goodwood Regional	2013	2009	2011	2012	2013
Downtown Central	2013	2010	2011	2012	2013
Eastern Branch	2016	2016	2016	2016	2016

Best Case / Worst Case – Downtown Central

Best Case / Worst Case- Goodwood Central



# FINDINGS

Current *CIP* Program

## ECONOMICS

(Cont'd)

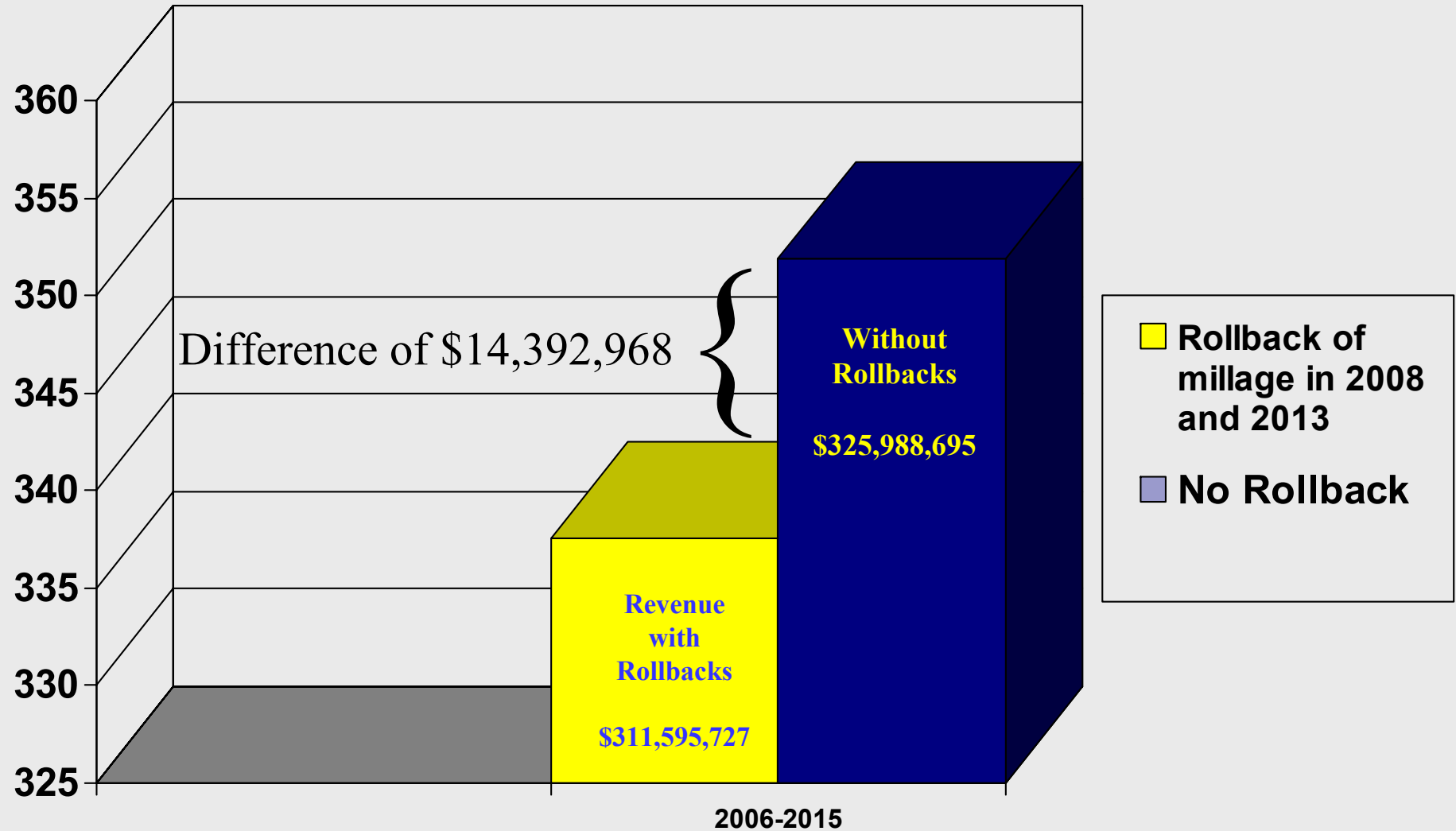
- MetroCouncil “*rollback*” of 11.1 millage rate in 2008/2012 would deepen financial deficit

# Total Projected Property Tax Revenue

From 2006-2015

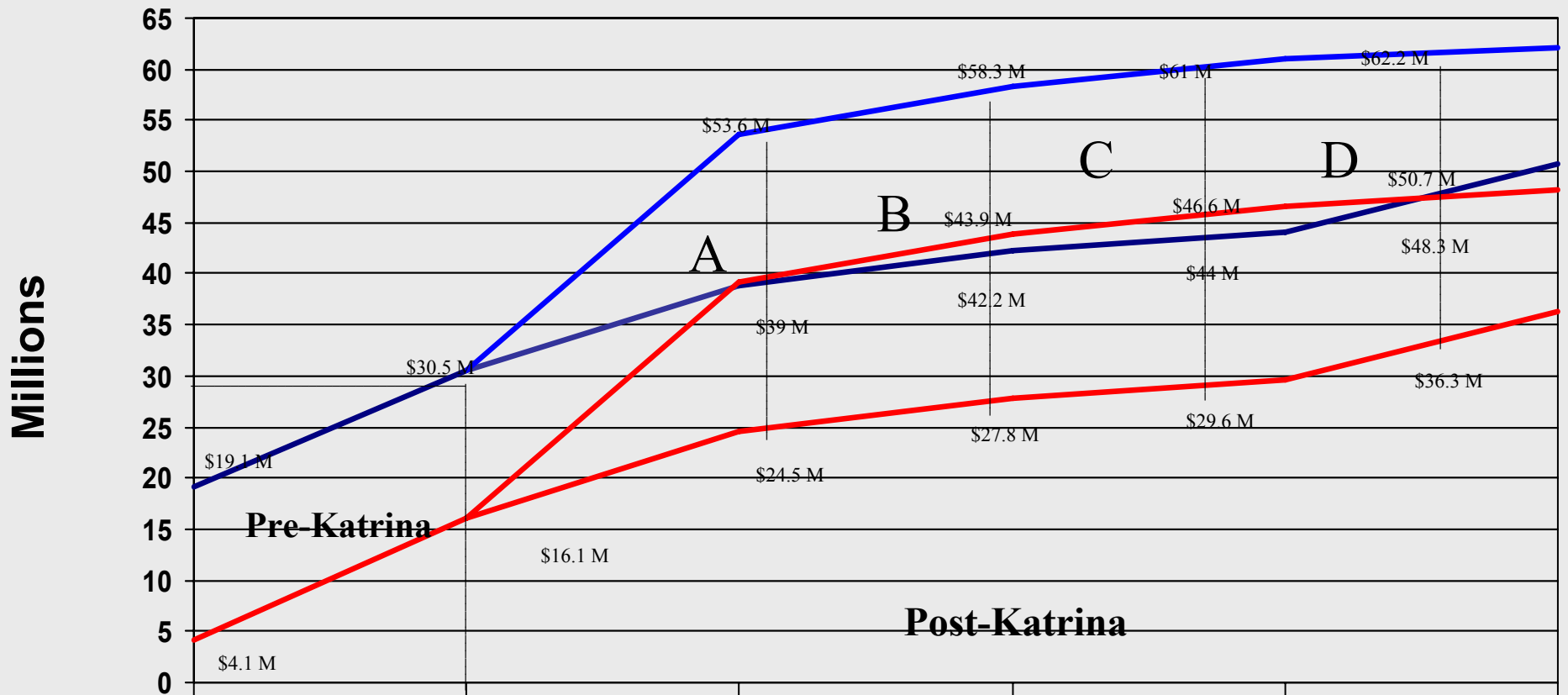
Rollback vs. No Rollback of Millage

Dollars (in millions)



# East Baton Rouge Parish Library System Downtown Central Library

## Comparison of CIP Projected Financial “Deficit” Ranges Based on Various Construction Timeline Options (Tax Millage Rollbacks in 2008 & 2012)



	Timeline 2005 Year Opened	Timeline "A" Year Opened	Timeline "B" Year Opened	Timeline "C" Year Opened	Timeline "D" Year Opened
Southern Branch	2009	2009	2009	2009	2009
Goodwood Regional	2013	2009	2011	2012	2013
Downtown Central	2013	2010	2011	2012	2013
Eastern Branch	2016	2016	2016	2016	2016

Best Case / Worst Case – With Rollbacks  
Best Case / Worst Case – No Rollbacks



# FINDINGS

Current *CIP* Program

## ECONOMICS

(Cont'd)

- **Public fund-raising campaign critical element to addressing deficit**
- **Library Board's "no naming rights" practice would inhibit public fund-raising campaign**





# FINDINGS

Current *CIP* Program

## ECONOMICS

(Cont'd)

- **BREC and CATS major participants**
- **Private/public partnership in multi-use project viable funding avenue**



# **FINDINGS**

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**Current *CIP* Program**

**NEW CENTRAL LIBRARY**



# **FINDINGS**

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## **Current *CIP* Program**

### **NEW CENTRAL LIBRARY**

- **Important to functionality, viability and sustainability of entire Library system**



# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

**Numerous challenges in current Goodwood central library:**

- **No room to add computers**
- **No room to add new Library materials**
- **No room to expand seating**
- **No meeting rooms, study rooms or auditorium**
- **No exhibit space**
- **No youth programming area or separate teen space**



# FINDINGS

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## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- **Minimum 50,000 sq. ft. land area requirement for a new downtown central library**



# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

**Specific property availability subject to:**

- **Size requirements**
- **Timeframe**
- **Location**
- **Cost**
- **Legal structure (lease, purchase or equity option)**



# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- **Current downtown library site at North Blvd.**

# River Center Library







# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- Current downtown library site
- **North Blvd./St. Ferdinand/St. Charles**

# North Blvd./St. Ferdinand/St. Charles



# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- Current downtown library site at North Blvd.
- North Blvd./St. Charles/St. Ferdinand
- **North Blvd/6<sup>th</sup> and 7<sup>th</sup> Streets**

# North Blvd./N. 6<sup>th</sup> St./N. 7<sup>th</sup> St.





# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- **Current downtown library site at North Blvd.**
- **North Blvd./St. Charles/St. Ferdinand**
- **North Blvd and 6th/7th Streets**
- **Riverfront blocks**

# Riverfront Blocks





# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- **Current downtown library site at North Blvd.**
- **North Blvd./St. Charles/St. Ferdinand**
- **North Blvd and 6th/7th Streets**
- **Riverfront blocks**
- **Main St. and 6th/7th Streets**

# Main St./6<sup>th</sup> St./7<sup>th</sup> St.





# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- **Current downtown library site at North Blvd.**
- **North Blvd./St. Charles/St. Ferdinand**
- **North Blvd and 6th/7th Streets**
- **Riverfront blocks**
- **Main St. and 6th/7th Streets**
- **North Blvd./9<sup>th</sup> St./I-110**

# North Blvd./9<sup>th</sup> St./I-110





# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- **Current downtown library site at North Blvd.**
- **North Blvd./St. Charles/St. Ferdinand**
- **North Blvd and 6th/7th Streets**
- **Riverfront blocks**
- **Main St. and 6th/7th Streets**
- **U.S. Post Office parking lot**
- **I-110 and Laurel/Florida Streets**

# I-110/Florida St./Laurel St.





# FINDINGS

## Current *CIP* Program

### NEW CENTRAL LIBRARY

(Cont'd)

- **Current downtown library site at North Blvd.**
- **North Blvd./St. Ferdinand**
- **North Blvd and 6th/7th Streets**
- **Riverfront blocks**
- **Main St. and 6th/7th Streets**
- **U.S. Post Office parking lot**
- **I-110 and Laurel/Florida Streets**



# **FINDINGS**

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**Current *CIP* Program**

**NEW GOODWOOD REGIONAL LIBRARY**

# Goodwood Library at Independence Park



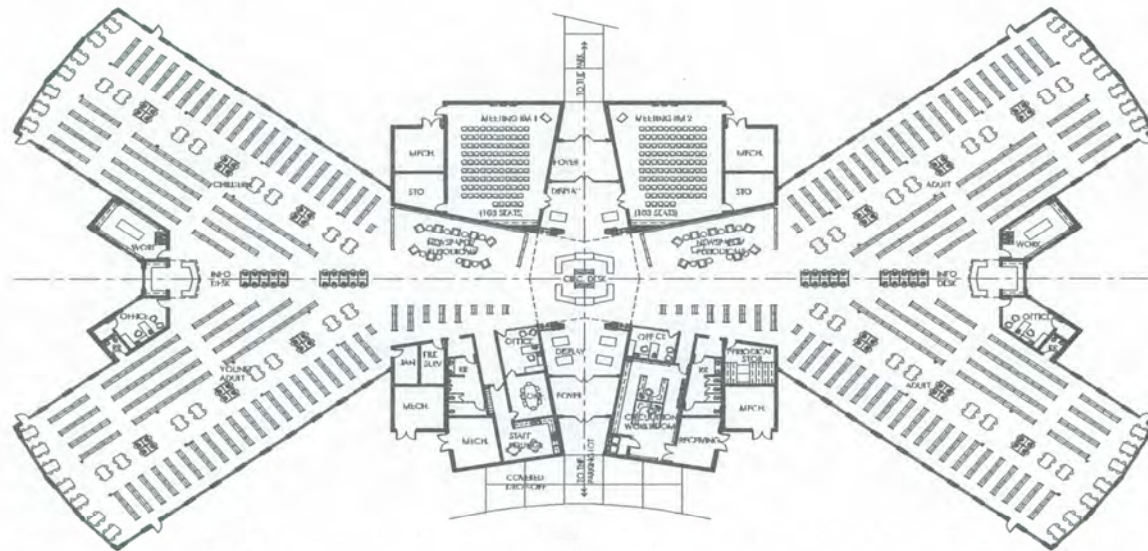
AERIAL PHOTOGRAPH

# Renovated Goodwood Regional Library



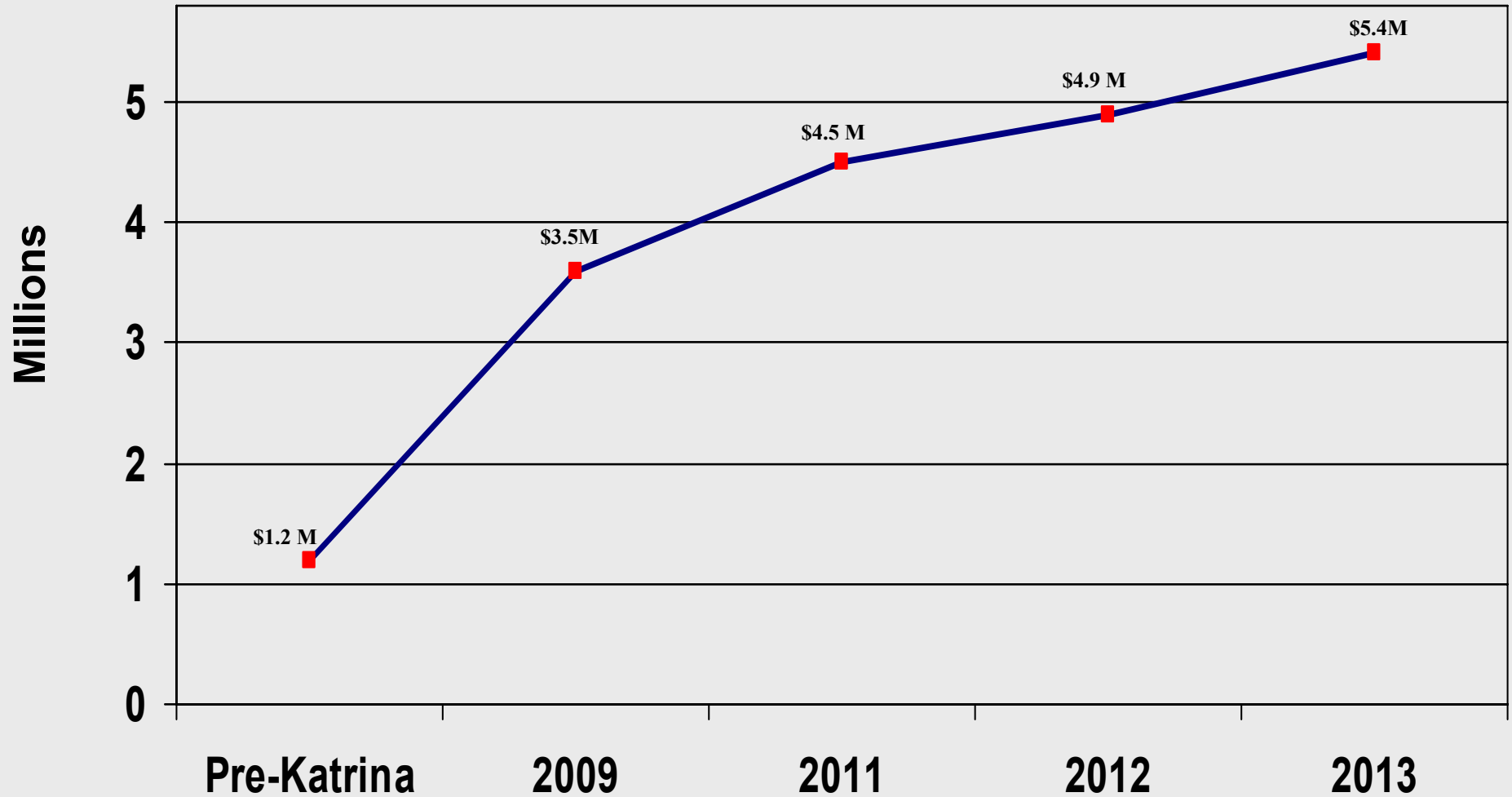


# New Goodwood Regional Library Design Idea



# New Goodwood Regional Library

## Increased Cost of New Construction over Renovation





# **FINDINGS**

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**Current *CIP* Program**

**NEW SOUTH BATON ROUGE  
NEIGHBORHOOD BRANCH LIBRARY**



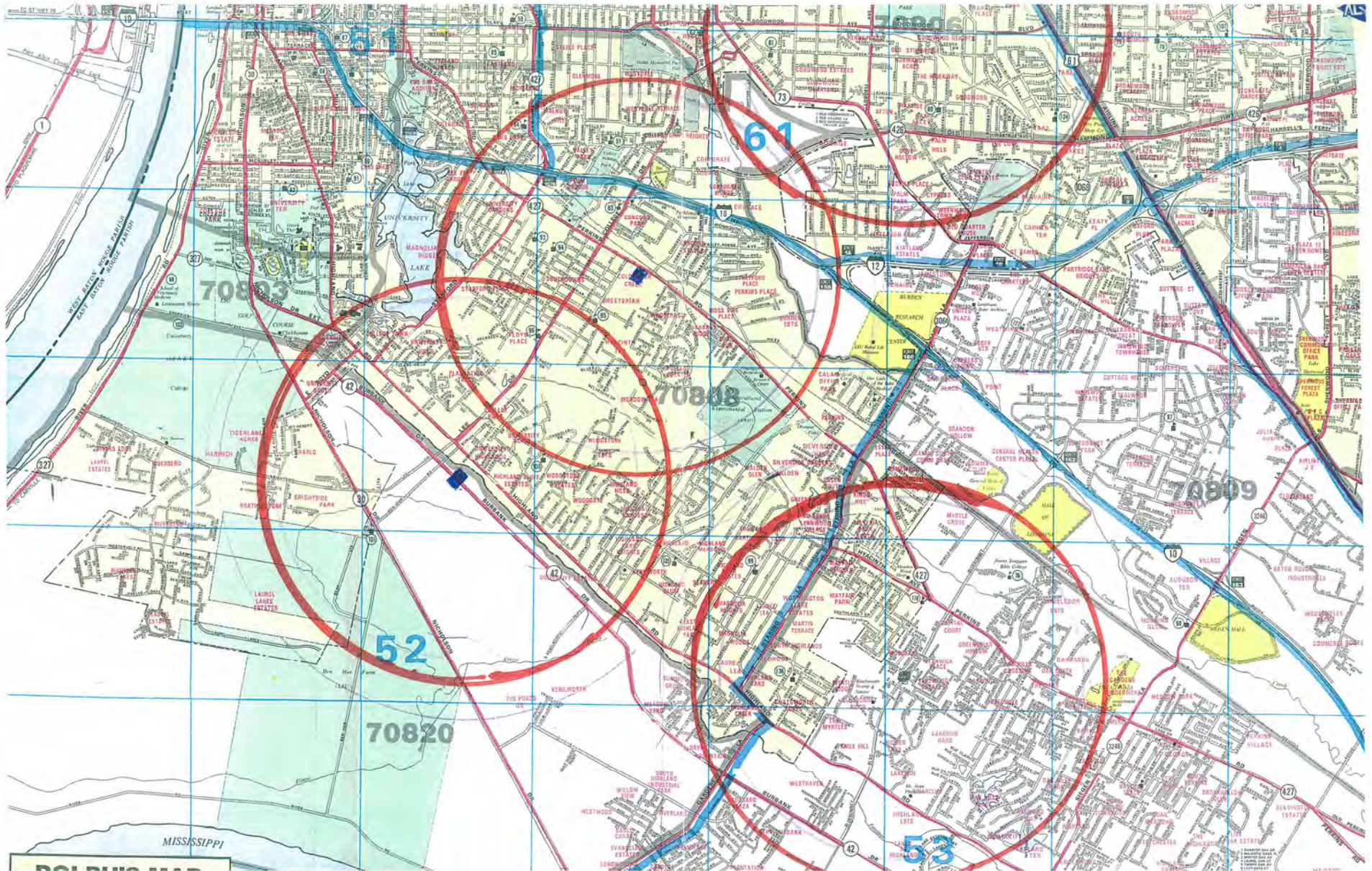
# FINDINGS

## Current *CIP* Program

### NEW SOUTH BATON ROUGE NEIGHBORHOOD BRANCH LIBRARY

- Burbank site *outside* the *best practices* site selection parameters
- Burbank site a prime candidate for future neighborhood branch library as population warrants

# FINDINGS





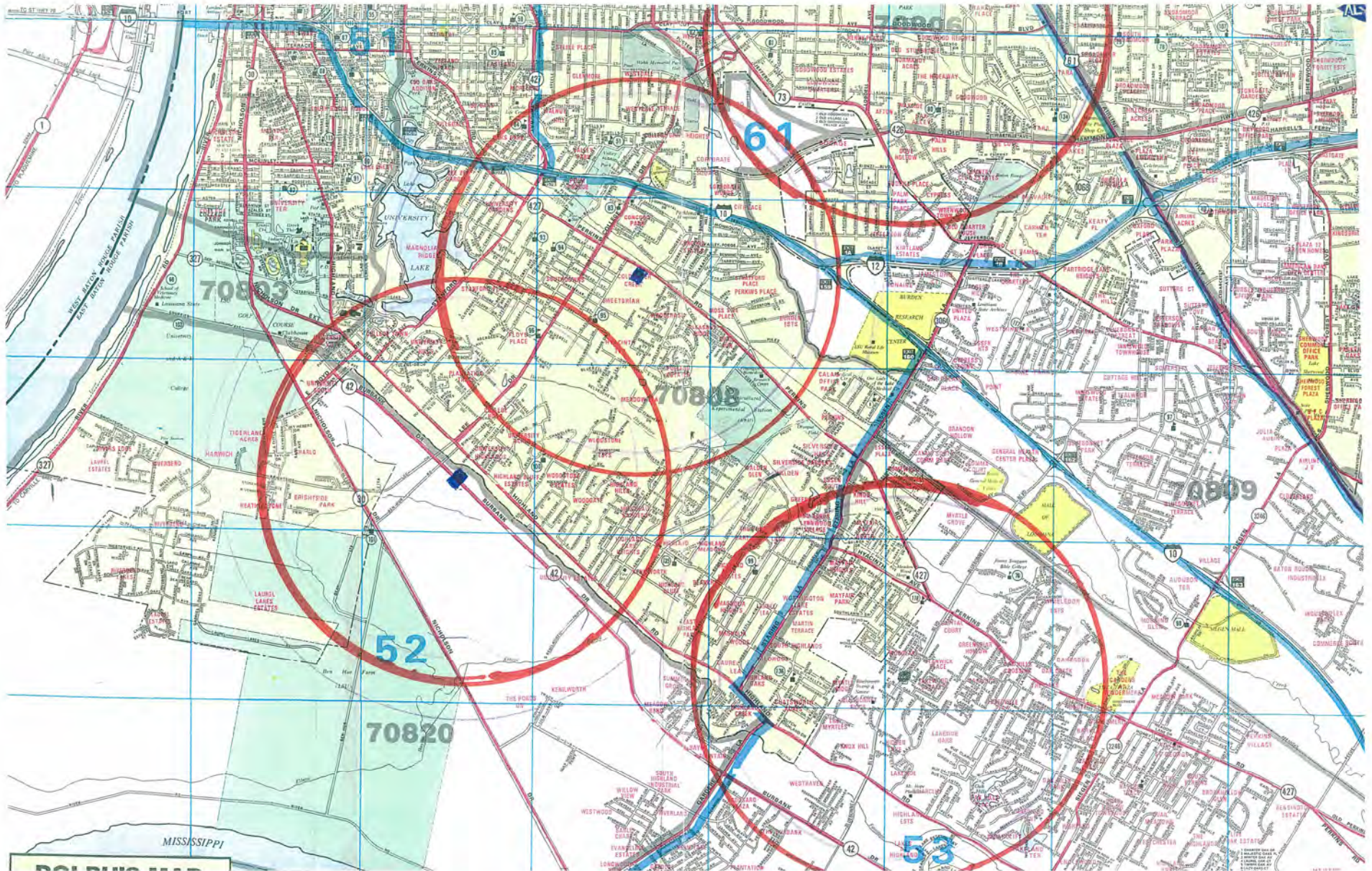
# FINDINGS

## Current *CIP* Program

### NEW SOUTH BATON ROUGE NEIGHBORHOOD BRANCH LIBRARY

- JTS site on Perkins Rd. meets the *best practices* site selection parameters

# FINDINGS





# **FINDINGS**

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**Current *CIP* Program**

**NEW EAST BATON ROUGE  
NEIGHBORHOOD BRANCH LIBRARY**





# **FINDINGS**

## **NEW EAST BATON ROUGE NEIGHBORHOOD BRANCH LIBRARY**

- **Proposed construction timeline – opening 2016 – subjects the property to significant construction price increases over the next eight years.**

# East Baton Rouge Library System

## Individual CIP Projects – Total Construction Costs Projections Pre-Katrina and Post-Katrina Construction Timeline Options

<u>Project</u>	<u>Pre-Katrina Timeline</u>	<u>Post-Katrina Timeline D</u>
South Branch	\$4,656,080	\$5,916,680
Goodwood Regional	\$7,848,500	\$14,088,250
Downtown Central	\$56,627,500	\$90,316,000
East Branch	\$6,658,500	\$9,000,800
<b>Total</b>	<b>\$75,790,580</b>	<b>\$119,321,650</b>
	<u>Year Open</u>	<u>Year Open</u>
South Branch	2009	2009
Goodwood Regional	2013	2013
Downtown Central	2013	2013
East Branch	2016	2016



# **FINDINGS**

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**Current *CIP* Program**

**PUBLIC FUND-RAISING CAMPAIGN**



# FINDINGS

## Current *CIP* Program

### PUBLIC FUND-RAISING CAMPAIGN

**Key contacts:**      *Baton Rouge Area Foundation*  
                              *Baton Rouge Area Chamber*  
                              *Patrons of the Library*  
                              *Baton Rouge Children's Museum*  
                              *Gates Foundation for Libraries*

**Key element:** “*Naming rights*” program



# **Building a Library Today...For Tomorrow**

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## *The Evolving Role of the Library*

### *in the 21<sup>st</sup> Century*



# Recommendations



# Recommendations

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## OVERALL RECOMMENDATION

- **Adopt a revised, comprehensive *CIP strategic plan* by year end**



# Recommendations

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## KEY COMPONENT

- **Location of the new central library**





# Recommendations

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## SPECIFIC RECOMMENDATIONS

- **Bring *finality* to the new central library *location issue***



# Recommendations

## SPECIFIC RECOMMENDATIONS

(Cont'd)

- Bring *finality* to the new central library *location issue*
- Evaluate *CIP* expansion plans against population trends



# Recommendations

## SPECIFIC RECOMMENDATIONS

(Cont'd)

- Bring *finality* to the new central library *location issue*
- Evaluate *CIP* expansion plans against population trends
- Evaluate *CIP* construction timelines against construction pricing trends



# Recommendations

## SPECIFIC RECOMMENDATIONS

(Cont'd)

- Evaluate “*pay-as-you-go*” policy against construction pricing trends



# Recommendations

## SPECIFIC RECOMMENDATIONS

(Cont'd)

- Evaluate “*pay-as-you-go*” policy against construction pricing trends
- Evaluate “*no naming rights*” practice against fund-raising requirements



# Recommendations

## SPECIFIC RECOMMENDATIONS

(Cont'd)

- Evaluate “*pay-as-you-go*” policy against construction pricing trends
- Evaluate “*no naming rights*” practice against fund-raising requirements
- **Extend donation timeline on Burbank Property**



# Recommendations

## SPECIFIC RECOMMENDATIONS

(Cont'd)

- Evaluate “*pay-as-you-go*” policy against construction pricing trends
- Evaluate “*no naming rights*” practice against fundraising requirements
- Extend donation timeline on Burbank Property
- **Select architects for new central library, new regional library and new South Baton Rouge neighborhood branch by early 2007**



# Recommendations

## *Collaborative Leadership* RECOMMENDATIONS

- **Discuss with Mayor and MetroCouncil the impact of 2008/2012 “rollback”**





# Recommendations

## Collaborative Leadership RECOMMENDATIONS

- Discuss with Mayor and MetroCouncil the impact of 2008/2012 “rollback”
- **Involve BREC in relevant *CIP* planning sessions**



# Recommendations

## *Collaborative Leadership* RECOMMENDATIONS

- Discuss with Mayor and MetroCouncil the impact of 2008/2012 “rollback”
- Involve BREC in relevant *CIP* planning sessions
- Review FTA funding strategy for new central parking with CATS officials amidst management change



# Recommendations

## *Collaborative Leadership* RECOMMENDATIONS

- Discuss with Mayor and MetroCouncil the impact of 2008/2012 “rollback”
- Involve BREC in relevant *CIP* planning sessions
- Review FTA funding strategy for new central parking with CATS officials amidst management change
- Consider private/public partnership in multi-use concept for new central library



# Recommendations

## Collaborative Leadership RECOMMENDATIONS

- Discuss with Mayor and MetroCouncil the impact of 2008/2012 “rollback”
- Involve BREC in relevant *CIP* planning sessions
- Review FTA funding strategy for new central parking with CATS officials amidst management change
- Consider private/public partnership in multi-use concept for new central library
- Recognize the importance of *BRAF* to public fund-raising campaign



# Recommendations

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Current *CIP* Program

**FINANCIAL STRATEGIES  
TO  
BRIDGE THE GAP**



# Recommendations

## Current *CIP* Program

### ALTERNATIVE FINANCIAL STRATEGIES

- Scaled-down *CIP* program
- Additional Property Tax Millage



# Recommendations

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## Current *CIP* Program

### RECOMMENDED FINANCIAL STRATEGY

- **Collaborative Coalition of Multiple Funding Sources**



# Recommendations

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## *Financial Funding Source Coalition TACTICS*

- **Current Property Tax Millage Revenue**





# Recommendations

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## *Financial Funding Source Coalition TACTICS*

(Cont'd)

- **Current Property Tax Millage Revenue**
- **Public fund-raising campaign**



# Recommendations

## *Financial Funding Source Coalition TACTICS*

(Cont'd)

- **Current Property Tax Millage Revenue**
- **Public fund-raising campaign**
- **Private/Public “multi-use” partnership**



# Recommendations

## Financial Funding Source Coalition TACTICS

(Cont'd)

- **Current Property Tax Millage Revenue**
- **Public fund-raising campaign**
- **Private/Public “multi-use” partnership**
- **New Markets Tax Credit Allocation**



# Recommendations

## Financial Funding Source Coalition TACTICS

(Cont'd)

- **State Revenue Sharing for Libraries**



# Recommendations

## *Financial Funding Source Coalition TACTICS*

(Cont'd)

- **State Revenue Sharing for Libraries**
- **Federal Transportation Agency Grant**



# Recommendations

## *Financial Funding Source Coalition TACTICS*

(Cont'd)

- **State Revenue Sharing for Libraries**
- **Federal Transportation Agency Grant**
- **Community Development Program**



# Recommendations

## *Financial Funding Source Coalition TACTICS*

(Cont'd)

- **State Revenue Sharing for Libraries**
- **Federal Transportation Agency Grant**
- **Community Development Program**
- **Direct request for Federal Appropriation**



# Recommendations

## *Financial Funding Source Coalition TACTICS*

(Cont'd)

- **CIP Program Cost “Variables”**





# East Baton Rouge Parish Library System

## CIP Project Costs (Construction & Operating) “Variables”

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- Land Cost
- Design Features
- Size
- Construction Price Per Square Foot
- Fees
- Parking Requirement
- Furniture, Fixtures, & Equipment
- Opening Date
- Change Orders
- Staffing and Related Costs



# Recommendations

## **Financial Funding Source Coalition TACTICS**

(Cont'd)

- **Current Property Tax Millage Revenue**
- **Public fund-raising campaign**
- **Private/Public “multi-use” partnership**
- **New Markets Tax Credit Allocation**
- **State Revenue Sharing for Libraries**
- **Federal Transportation Agency Grant**
- **Community Development Program**
- **Direct request for Federal Appropriation**
- **CIP Program Cost “Variables”**



# **Final Thought**

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**A Great Library System**

**for the**

**“Next Great American City”**