Hermosa Beach
Library Needs Assessment
City Council Presentation

July 25, 2017

Needs Assessment Study

Phase 1

- Demographics
- Usage Data
- Current Trends
- Facility Analysis
- Community Participation
- Space Needs
- Cost Estimate

Phase 2

- Site / Parking Analysis
- Conceptual Plan(s)
- Total Project Budget

Demographic Snapshot: Small Beach Town

	Hermosa Beach	LA County
Median Age	38.3	35.9
Under 5*	5.8%	6.5%
Under 18	17.6%	23.5%
Over 65*	10.6%	11.5%
Average HH	2.04	2.98
HH with children	19.7%	37.6%
BA or higher	71%	29.9%
HS Graduate	99.3%	76.8%
Other Language	10%	56.8%

* Fastest growing population group

Library Use

	2013	2014	2015	2016
Circulation	127,854	143,618	145,455	128,073
Gate Count	107,807	113,634	107,372	83,603
Children's Program	3,676	3,249	4,794	3,560
Program Attendance	3,911	3,457	5,002	3,890
Holds Filled	30,420	35,603	35,207	30,772
Internet Use	14,671	17,055	14,142	9,120

Benchmark: Input Measures

	Hermosa Beach	CoLAPL Avg	California
Square Feet Per Capita	.33	.38	.71
Seats per 1K	2.4	2.13	
Meeting Seats per 1K	0	2.33	2.5
PCs per 1K	.4	.62	.56
Items per Capita	2.38	2.35	2.02

Benchmark: Output Measures

Per Capita	Hermosa Beach	Average CoLAPL	California
Circulation	7.3	4.12	5.02
Turnover	2.9	2.04	
Attendance	5.3	3.27	4.02
Borrowers	1.05	.86	.55
Internet use	.71	.81	.82
Program Attendance	.25	.16	.24

Trends:
Innovation & Creativity

Robotics

Makers Space

Family Place

Learning Centers

Meeting & Gathering Spaces

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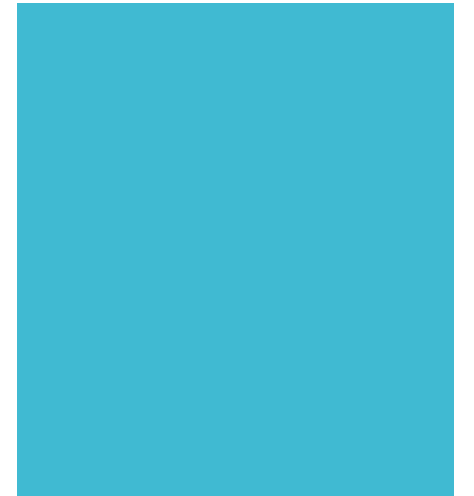
Reading & Study Spaces
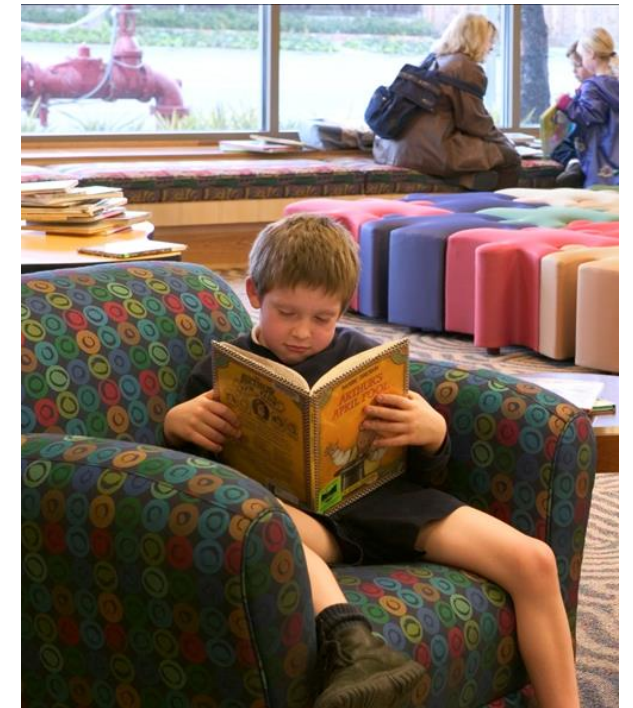
Current Facility

- Opened in 1962

- 6,496 square feet

- Fourth oldest in LA County

- Designed for 21,000 volumes; 84 seats - Currently 48,000 volumes; 48 reader seats

- Disabled access issues

- Weak technology infrastructure

- Stacks full to capacity

- Does not meet current county standards

- Inadequate back of house

- Acoustical issues

CoLAPL Minimum Planning Guidelines

	COLAPL Standard	Hermosa 2016: 19,891 Library Service Area (LSA)	Hermosa	Hermosa at Standard
Sq. Ft per Capita	.5	6,496	.32	9,945
Seats per 1,000	2.5	48	2.4	50
Meeting Seats per 1K	2.0; Minimum 75	0	0	75
Group Study Rooms	Minimum 1	0	0	1
Items per Capita	2.5 – 2.75	47,400	2.4	49,727 – 54,000
PCs per 1,000	1	8	.4	19
Parking	4 spaces per 1,000 Sq. Ft.			24

Service Analysis

- Excellent walkable location
- Proximity to Community Center
- Multiple Local Library Options
- Excellent Senior Center services
- Excellent Friends of the Library
- Personal touch
- Warm, Welcoming
- Interlibrary Loan (top 1/3 LA County)
- Technology Assistance

Service Limitations
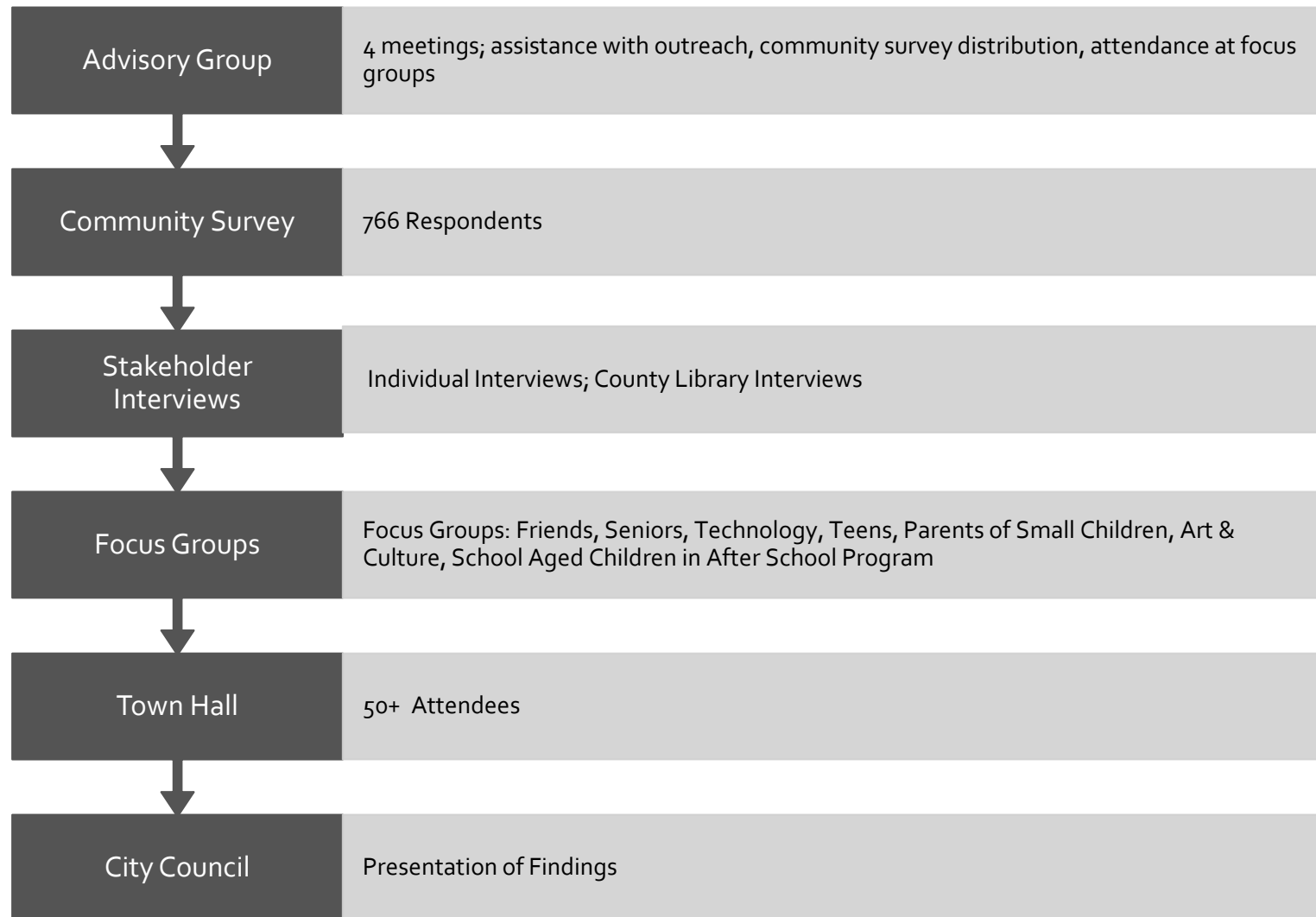
- Quiet Space
- Collections & Shelving Capacity
- Children's Area
- Community Room
- Maker Space (Innovation Center)
- Group Study Space
- Self Service Technology
- Staff / Back of House

Community Outreach

Advisory Group	4 meetings; assistance with outreach, community survey distribution, attendance at focus groups
Community Survey	766 Respondents
Stakeholder Interviews	Individual Interviews; County Library Interviews
Focus Groups	Focus Groups: Friends, Seniors, Technology, Teens, Parents of Small Children, Art & Culture, School Aged Children in After School Program
Town Hall	50+ Attendees
City Council	Presentation of Findings

Survey Responses: Use Profile

Which Library Do You Use:

81% Hermosa

40% Redondo

30% Manhattan Beach

How do you get to the Library:

52% automobile

40% Walk

Don't use the Library because:

63% use Internet

38% prefer to buy books

22% doesn't have what I need

Hours are inadequate

Library Noisy and Outdated

Respondents' Preferences

Most Important Library Services:

Quiet Place to Read and Study (80%)

Children's Programs (78%)

Collections (78%)

Expert Assistance (77%)

Technology (71%)

Vision for Library Services:

Books (77%)

Education (62%)

School Support (41%)

Technology (41%)

Additional Comments

- Modernize and Remodel Library (26)
- Keep the Small Town Feel (31)
- Improve Hours of Operation (15)
- More Children's Programs (75)
- More Robust Collections (25)

Focus Groups

More New Books (Friends)

Technology Training (Friends, Seniors)

More Children's Programs (Parents, Friends)

Quiet Space (All)

Children are underserved (Friends)

Heavy Users of On-line Book Ordering (Seniors)

Appreciate County Resources (Seniors)

Not Interested in Teen Programs (Teens)

No Need to Warehouse Books in Building (Technology Group)

Town Hall

- More Hours
- Keep It In Scale; Don't Overbuild
- Heart of the Community
- Need a Multipurpose Room
- Hermosa Population is Aging
- Heavy Users of On-line Book Ordering (Seniors)
- Appreciate County Resources (Seniors)
- Not Interested in Teen Programs (Teens)
- No Need to Warehouse Books in Building (Technology Group)

Findings

Great community support	Input measures are below; Output measures exceed all benchmarks and standards	Undersized current facility creates service limitations
Current space inefficiently used; Current space does not meet ADA	Key user populations are fastest growing; Teens are not a primary target audience	Books are among highest priority (access to); Collections are available locally, on-line, and nearby at Redondo and Manhattan Beach
Children's programs and collections are critical need	Seniors and after school populations well served at Community Center	Demographics do not support need for increased public technology

Recommendations

Review	Review proposed scenarios for content, capital costs, operating costs and consistency with City's Civic Center Master Plan
Evaluate	Evaluate potential sites
Conduct	Conduct facility analysis of existing facility
Continue	Continue community dialogue on 21st Century Library for Hermosa Beach
Engage	Engage County Library regarding changes to service and operations

Options

Option 1: Gentle Remodel

- Maintains location

- Maintains operating costs

- Net loss of collections (39K)

- Net loss of seating (40)

- No additional parking

- No multipurpose room

- Added Self-service technology

- New furniture to define functions

Option 2: 10K Model (with addition or new)

- Increased seating (64) and collections (50K)

- 75 seat multipurpose room

- Group Study Room

- Operating costs increased

- Evaluation of existing facility to determine expansion capacity

- Possible loss of parking at Civic Center

Options

Option 3: 11K Model

- New location required
- Operating costs increased
- 100 seat multipurpose room
- .51 SF per capita
- Increased seating (74) and collections (55K)
- Group Study Room (1)
- Friends Sale Area
- Further Analysis Phase 2

Option 4: 12K Model

- New location required
- Operating costs increased
- 100 seat multipurpose room
- .6 SF per capita
- Increased seating (96) and collections (60K)
- Group Study Rooms (2)
- Friends sale and storage area
- Further Analysis Phase 2

Estimated Operating Costs

Option	Annual Operation Cost
Option 1: Existing 6,496SF Library	$1,085,066
Option 2: 10k SF Model	$1,454,068 (estimated)
Option 3: 11k SF Model	$1,543,846 (estimated)
Option 4: 12k SF Model	$1,683,082 (estimated)

Estimated Project Costs

Project	Date	Total Cost	Size	Cost Per Sq. Ft
Lawndale	3/18/2009	$ 17,785,950.00	17,360	$ 1,052.73
La Crescenta	1/29/2010	$ 14,613,126.00	15,010	$ 1,001.75
Acton-Aqua Dulce	9/29/2010	$ 13,367,335.00	11,343	$ 1,206.66
Sorensen	11/10/2010	$ 9,038,825.00	10,655	$ 876.51
Topanga	1/12/2012	$ 17,250,371.00	11,048	$ 1,589.59
East Rancho Dominguez	10/29/2012	$ 6,700,500.00	7,215	$ 956.88
Pico Rivera	12/14/2013	$ 12,642,067.00	16,199	$ 808.61
Manhattan Beach	4/13/2015	$ 23,695,000.00	21,159	$ 1,148.04
Quartz Hill	8/23/2016	$ 13,124,836.00	12,514	$ 1,048.81
Average Project Cost Per Square Foot				**$ 1,076.62**

The above blended $/SF of $1,076.62 was developed based on a snapshot of libraries built within the County of LA system in the past 10 years. These cost do not represent escalation, land acquisition, unique geotechnical conditions, or off-site utility improvements.

Thank you! Questions?