



K. R. MONTGOMERY
& ASSOCIATES

ARCHITECTURE &
INTERIOR DESIGN

2006 System Facility Study



Kokomo-Howard County Public Library

Since 2002 – What has *Not* Changed ?

- The population has not changed but it continues to shift slightly to the southeast portion of the County.
- The overall collection size target is the same as it was 4.5 years ago. (340,000 total items)
- The square footage that would be similar to other communities in Indiana requires an increase of 41,900 square feet to 108,000 square feet. (1.35 sf per person aprox)

Since 2002 – What has *Not* Changed ?

- The Nationally recognized Wisconsin Planning Standard results in a total square footage of about 110,000 square feet.
- Kokomo currently has one of the lowest square foot per person of any Class 2 city in Indiana.
(66,000 sf = 0.84 sf per person)
- Kokomo has gone longer than most Class 2 cities in Indiana without a significant renovation or replacement of their main building. (40 years)

Since 2002 – What has changed ?

- The requests from staff have changed some.
- Technical Processing & Collection Development are now combined into one department instead of two.
- Genealogy is slightly smaller.
- The total square footage requested by the staff is about 2,500 square feet less.

Since 2002 – What has changed ?

- When the program/feasibility study was developed 4.5 years ago, the South Branch had been recently opened.
- The usage at the South Branch accounts for 90% of the increase in use and continues to grow. It is becoming crowded.
- Overall, the South Branch accounts for 50% of all usage even though it represents 26% of the total building square footage.

Since 2002 – What has changed ?

- The circulation in 2000 was approximately 650,000 items
- The circulation in 2006 was approximately 1,000,000 items. This is a 50% increase over 5 years. Most of the increase is at the South Branch.
- Kokomo has gone from being among the lowest circulation per capita in 2000 to average in 2006.

Patron Use has increased

- In the 5 years since South Branch has opened the public has increased use by about 50% bringing Kokomo's library use from below average up to average in the State

Library Name	Population	Books: Physical Units	Total Circulation	Recent circ per person	Year 2000 before South Branch
INDIANAPOLIS PL	832,693	1,716,093	11,693,669	14.04	
ALLEN COUNTY PL	331,849	3,226,527	5,092,027	15.34	
LAKE COUNTY PL	217,349	968,289	2,497,951	11.49	
ST JOSEPH COUNTY PL	172,627	523,199	2,759,441	15.98	
EVANSVILLE-VANDEBURGH PL	171,922	622,148	2,284,029	13.29	
PORTER COUNTY PL SYSTEM	128,665	396,315	1,293,339	10.05	
MONROE COUNTY PL	120,563	380,098	2,066,065	17.14	
TIPPECANOE COUNTY PL	119,821	334,460	1,437,271	12.00	
VIGO COUNTY PL	105,848	208,553	828,364	7.83	
GARY PL	96,222	595,955	1,234,943	12.83	
ELKHART PL	90,792	386,194	1,120,253	12.34	
MISHAWAKA-PENN-HARRIS PL	84,195	253,515	749,044	8.90	
JOHNSON COUNTY PL	84,174	319,337	1,062,055	12.62	
HAMMOND PL	83,048	282,832	391,005	4.71	
HAMILTON EAST PL	82,296	334,707	1,558,973	18.94	650,000
KOKOMO-HOWARD COUNTY PL	78,245	259,661	1,000,000	12.78	8.31
ANDERSON PL	74,719	339,434	1,263,778	16.91	
MUNCIE-CENTER TWP PL	71,396	207,545	1,062,020	14.88	
BARTHOLOMEW COUNTY PL	71,143	180,432	714,886	10.05	
NEW ALBANY-FLOYD COUNTY	70,823	227,535	483,889	6.83	
LA PORTE COUNTY PL	65,836	260,880	749,982	11.39	
CARMEL CLAY PL	64,709	275,254	1,669,465	25.80	
JEFFERSONVILLE TWP PL	56,695	177,767	415,215	7.32	
MORRISON REEVES LIBRARY	54,134	233,264	448,063	8.28	
MORGAN COUNTY PL	53,198	161,060	326,680	6.14	
HANCOCK COUNTY PL	48,497	141,960	576,460	11.89	

Conclusions

- Kokomo needs additional public library square footage.
- Kokomo needs higher quality library square footage at the Main Building.
- The square footage increase does not need to be at the downtown building.
- The lack of square footage and quality of downtown facilities is limiting use by the taxpayers who are paying for this service compared to other Indiana libraries.

Suggested Library System Square Footage Allocation

	Existing Building	Proposed Increase	Total After Expansion
Main Building	45,000	13,000	58,000
South Branch	17,500	25,500	43,000
Russiaville Branch	3,600	3,400	7,000
Totals	66,100	41,900	108,000

The Downtown Main Building

- Only one city block is required for a 58,000 square foot Main Library building as compared to two blocks that were required for the previously suggested 89,000 square foot building.
- There are likely several possible downtown sites that would be suitable for a new main library if only one block is required.
- The costs to renovate and expand the existing building compared to constructing all new will be roughly the same.
- The cost of purchasing a new site may be a cost differentiator.

South Branch



Russiaville Branch



Suggested Order of Tasks

- All of these tasks can be accomplished at approximately the same time. However, if an order needs to be established, the suggested order would be:
 - **Task 1** – Expand South Branch to accommodate additional public space
 - **Task 2** – Expand South Branch to accommodate Library Support Areas moved from Main Branch.
 - **Task 3** – Replace the Main Downtown Building
 - **Task 4** – Expand The Russiaville Branch

The Advantages of this Approach

The Library begins gaining needed square footage without potential delays due to downtown site selection.

The Disadvantages of this Approach

If the site selection of the main downtown building stalls, it will be similar to the cycle of 10 years ago. The branches are improved and the main building with the biggest need is left to chance.

Likely Costs

- **Task 1** – Expand South Branch public spaces and site: ***\$4,400,000***
- **Task 2** – Expand South Branch support areas: ***\$2,000,000***
- **Task 3** – Replace Main Downtown Building: ***\$15,000,000***
(Depending on site acquisition costs)
- **Task 4** – Expand the Russiaville Branch ***\$900,000***

- **Task 1** – Public space expansion of South Branch can be accomplished with savings on hand. (aprox \$4,400,000)
- **Task 2** – Support space expansion of South Branch can be accomplished with a small bond issue and not require taxes higher than already levied by the Library. (\$2,000,000)
- **Task 3** – Replacement of the Main Building will require public approval, a bond issue and an increase in taxes.
- **Task 4** – The expansion of the Russiaville Branch is a small project of less than \$1,000,000 and should be included with the bond issue of the downtown project.

Services by Location

Unique Components At Each Building

All buildings will have Fiction, Non-fiction, AV, Childrens, Circulation, Staff Work Areas, and other Traditional Library Services

<u>Main Building</u>	<u>South Branch</u>	<u>Russiaville</u>
Community Room of Existing Size Genealogy Administration	Largest Community Room Outreach Services Bookmobiles Technical Services	Increased Community Room
58,000 square feet	43,000 square feet	7,000 square feet
		Total 108,000 square feet