

A FACILITY NEEDS STUDY
for the
SEARCY PUBLIC LIBRARY
of the
WHITE COUNTY REGIONAL LIBRARY SYSTEM
SEARCY, ARKANSAS

Prepared by



an R.L. Waters & Sons Company of Sevier Co.

Godfrey's Associates, Inc.

Richard L. "Dick" Waters, Principal Consultant
Dallas, Texas

December 16, 2015

TABLE OF CONTENTS

Library Space Projections - White County and City of Searcy	2
1995 Space Projections for City of Searcy Public Library	2
Current Conditions	3
Estimated Building Costs	3
Difference Between National and Arkansas Costs	4
Planning for the Future	5
Services and Spaces in a new Searcy Public Library	5
Programs and Activities	6
Spaces and Space Related	6
Projected Size to Meet 20-Year Needs	7
A Possible Building Layout	9
Public Libraries and Economic Development	9
Projected Costs to Meet 20-Year Needs	11
Recommended Timeline	12
Financial Impact on Residents - Principal Only	12
Impact on Residents - Principal and Interest	13
Operational Cost	13
List of Tables	
Table 1 - 1995 Study - White County Population Projections	1
Table 2 - City of Searcy Population	1
Table 3 - Searcy Public Library Service Area Population 1995 - 2015	2
Table 4 - City of Searcy Population 2000 - 2015	2
Table 5 - City of Searcy Public Library Usage - 2012 - 2014	3
Table 6 - Library Journal Data	3
Table 7 - Annual Escalation at Four Percent	4
Table 8 - Estimated Square Foot (SF) Project Costs for New Searcy Public Library	4
Table 9 - Population Estimates for White County	5
Table 10 - Population Estimates for City of Searcy	5
Table 11 -- "I Want My Library To ..." Rankings	6
Table 12 - Public Library Space Needs 2015 - 2035	7
Table 13 - 20,008 Square Foot Library by Element	8
Table 14 - Projected Elements and Change from Current to 2035	8
Table 15 - Return on Investment - Dollar Return on Funds for Public Library Services and Facilities	10
Table 16 - Dollars Saved Via Searcy Public Library Services	10

List of Appendices

- Appendix 1 - Building Costs
- Appendix 2 - Changes and Averages Over Six-Year Period
- Appendix 3 - ROI Information from US Public Libraries
- Appendix 4 - Projected Operational Costs - 2018 - 2022

- A1
- A2
- A3
- A4

A NEW LIBRARY FOR SEARCY & THE WHITE COUNTY REGIONAL LIBRARY SYSTEM

PROVIDENCE *Associates Inc* (now Godfrey's Associates, Inc.) prepared a study for the White County Library System headquartered in Searcy Arkansas. That study, *2000 AND BEYOND: A Master Plan for Library Development* was published July 1995. Richard Waters was the principal consultant. Among the many recommendations was a new, significantly larger, public library facility for the City of Searcy. In the subsequent years efforts to obtain a new Searcy Public Library facility have been unsuccessful.

Now, 20 years later, the Searcy Library Board has engaged the services of Godfrey's and Mr. Waters to determine current needs. This report responds to current and projected needs looking forward to 2035.

An important part of the new study has been a community engagement process. During a three-day site visit October 27 - 29, 2015, the consultant facilitated focus groups with Searcy and County Business and Professionals, Caregivers of Young Children, Retirees, and Library Staff. A general community meeting was held, as well as a meeting with the Building Committee. In addition several one-on-one interviews were held with City and County officials, business and community professionals, and Harding University and Arkansas State University at Searcy staff. The consultant garnered thoughts and opinions from more than 40 persons.

In preparing this new report the consultant looked back at some key findings from the 1995 study. Tables 1 - 2 deal with population projections for White County and Searcy.

**Table 1
1995 Study - White County Population Projections**

<i>Year</i>	<i>Population</i>	<i>Numeric Change</i>	<i>Percentage Change</i>
2000 *	63,570		
2010 **	77,076	13,506	21.2
2015 ***	79,020	1,944	0.3

* US Census was 67,405

** US Census was 77,076

*** US Census 2014 estimate 78,592

No projections were made for the City in the earlier study.

Table 2 - City of Searcy Population

<i>Year</i>	<i>Population</i>
2000 *	19,405
2010 *	22,838
2014 estimate **	23,983

* U S C ensus

** US Census *QuickFacts*

A FACILITY NEEDS STUDY for the SEARCY PUBLIC LIBRARY of the WHITE COUNTY REGIONAL LIBRARY SYSTEM

Searcy, Arkansas

Prepared by Godfrey's Associates, Inc., Richard L. "Dick" Waters, Principal Consultant

Page 1

LIBRARY SPACE PROJECTIONS - WHITE COUNTY AND CITY OF SEARCY

Table 3 is the projections from the 1995 study for the Searcy Public Library service area that is all of White County.

**Table 3
Searcy Public Library Service Area Population 1995 - 2015**

<i>Year</i>	<i>Population</i>
1995	57,350
2000	63,750
2005	68,010
2010	72,450
2015	76,020

The 2000 population for Searcy was 19,405, or 30.4 percent of the County population. Based on that percentage, the Searcy population for 2000 - 2015 is shown in the next table.

**Table 4
City of Searcy Population 2000 - 2015**

<i>Year</i>	<i>Population</i>
2000	19,405
2005	20,675
2010	22,025
2015	23,110

1995 SPACE PROJECTIONS FOR CITY OF SEARCY PUBLIC LIBRARY

In 1995, the consultant projected a 30,810 square foot (SF) facility that would cost - at \$80 per SF -- \$2,464,800. The \$80 per SF was a project cost, meaning it included construction, furnishings, architectural fees, and contractor overhead and profit.

In 1995 we projected a 20-year bond with annual costs of \$152,990 (about \$123,240 for the debt and \$29,750 interest).

RECENT USAGE OF THE SEARCY PUBLIC LIBRARY

This past month - November 2015 - usage made of the services provided by the Searcy Public Library equaled more than one use every minute of the month. The month of November had 30 days, each day 24 hours, for a total of 720 hours. Each hour had 60 minutes, for a total 43,200 minutes. There were 50,976 usage activities - library materials borrowed, computers being used, programs attended, reference questions asked and answered, library borrower cards issued, library materials used in the building that were not checked out, and more.

That level of usage resulted in a use being made of library service at a rate of 1.18 uses per minute.

Over the past three years, usage of the Searcy Public Library has increased considerably as reflected by the Table 5 on the following page.

**Table 5
City Searcy Public Library Usage - 2012 - 2014**

<i>Element</i>	<i>Percentage Increase over 3 Years</i>
Circulation	31.47 %
Visits	12.74 %
Registered users	11.19%
Computer use	1.34 %
Total contacts (sum of all uses)	14.63%

These figures - usage made the last three years and the frequency of use in November - which historically is not one of the busiest months for public library usage - indicates a service that is used, appreciated, and needed by a large percentage of Searcy and White County residents and business establishments. Twenty-seven percent (27%) of the library materials borrowed from the Searcy Public Library have been checked-out to persons who do not reside in the Zip Codes assigned to the City of Searcy.

CURRENT CONDITIONS

Taking into consideration the two buildings that now constitute the Searcy Public Library, the facility is 10,108 total square feet (BGSF = Building Gross Square Feet) smaller than it should be to adequately house the collections, seating, computers, staff work spaces, etc. Said another way, the building size for **TODAY** should be 20,008 square feet and have 100 parking spaces (one space each 200 SF space).

ESTIMATED BUILDING COSTS

Each year *Library Journal* publishes "Architecture 201X," a summary of reported new and renovated/expanded library buildings. Appendices 1 and 2 are six-year summaries of national building costs, 2010 - 2015.

There were five projects (four in Louisiana and one in South Carolina) that best reflect construction costs in Arkansas (no reported projects in Arkansas). In Table 6 is the total project costs, exclusive of site acquisition costs, for the five projects.

Table 7 on the next page projects escalation at an annual rate of four percent for the five projects.

The Average Annual Increase was determined via the difference between years 2010 - 2015 for the total costs of all reported projects.

Table 6 Library Journal Data	Total Cost
Construction Cost 5 Libraries	\$45,254,154
Total SF Five New Libraries	181,735
Construction Cost Per SF	\$249.01
Average Annual Increase	4.0%

**Table 7
Annual Escalation at Four Percent**

<i>Year</i>	<i>Cost</i>
Estimated 2015 SF Construction Cost	\$269.33
Estimated 2016 SF Construction Cost	\$280.10
Estimated 2017 SF Construction Cost	\$291.30
Estimated 2018 SF Construction Cost	\$302.96
Estimated 2019 SF Construction Cost	\$315.07
Estimated 2020 SF Construction Cost	\$327.68

* A building opened in 2015 would have a 2014 construction cost. The 2015 cost was escalated eight percent, the subsequent years four percent.

For the same five buildings the equipment cost was \$3,451,132, or \$18.99 per square foot. Add to that architectural fees, reimbursable expenses, and miscellaneous soft costs, e.g. permitting, contract administration, etc. at 12 percent of construction plus equipment and the total project cost would be approximately \$324.80 (say \$325.00) per square foot.

DIFFERENCE BETWEEN NATIONAL AND ARKANSAS COSTS

It is reasonable to assume that construction costs in Arkansas may be about the same as the averages of Louisiana and South Carolina. The same is probably true with regard to

architectural fees and other soft costs with an annual increase of four percent. Therefore, for Searcy the project costs could be per Table 8.

**Table 8
Estimated Square Foot (SF) Project Costs for New Searcy Public Library**

<i>Year</i>	<i>Cost per SF</i>
Estimated 2015 SF Project Cost	\$325.00
Estimated 2016 SF Project Cost	\$338.00
Estimated 2017 SF Project Cost	\$351.52
Estimated 2018 SF Project Cost	\$365.58
Estimated 2019 SF Project Cost	\$380.20
Estimated 2020 SF Project Cost	\$395.41

Therefore, to build a 20,008 SF library in 2016 the cost would be \$6,762,704. If that were the size of the building, it would adequately house the existing collections, the current seating, and space for the existing staff. There would be no:

- Meeting room;
- Group study rooms;
- Coffee shop;
- Book/gift store;
- Additions to the collection of library materials;
- Additional computers; or
- Additional staff members.

The building would be "filled up" on opening day.

PLANNING FOR THE FUTURE

According to the University of Arkansas' Walton College of Business' Center for Business & Economic Research, Table 9 projects the population for White County for the next 15 years.

**Table 9
Population Estimates for White County**

<i>Year</i>	<i>Population</i>
2015	80,600
2020	85,600
2025	90,900
2030	96,400
2035 *	101,600

* Projected by Godfrey's factoring a 5.75 percent increase for 2035 over 2030.

For the City of Searcy, the consultant developed the projections as presented in Table 10.

**Table 10
Population Estimates for City of Searcy**

<i>Year</i>	<i>City % of County Population</i>	<i>City of Searcy Population</i>
2015	30.8	24,900
2020	31.0	26,600
2025	31.3	28,500
2030	31.7	30,600
2035	32.0	32,600

Therefore, a new City of Searcy Public Library facility in White County should be planned for a service area population of at least 32,600.

SERVICES AND SPACES IN A NEW CITY PUBLIC LIBRARY

The consultant conducted focus groups, held one-on-one interviews with key stakeholders, met with most of the Library staff, facilitated one general community meeting, and met with the Library Building Committee. A portion of each focus group discussion and the general community meeting was devoted to a brief survey regarding service priorities. The participants were asked to list, from 11 services, the top five for Searcy in rank order, e.g. an individual's top service was ranked first - down to their fifth choice ranked number 5. Table 11 identifies the six most favored services.

Table 11
"I Want My Library To ..." Rankings

Service	Total Points *	Ranking
Stimulate Imagination	128	1
Literacy for All Ages	102	2
Connect with the Online World	97	2
Public Space	92	4
STEM	64	5
Arts & Literature	61	6

* A participant's number one received five points, number two four points, etc.

During the focus group discussions, general community meeting, and interviews the participants expressed interest in a new Library that would include several different spaces and programs/activities. A listing of requested programs and activities and specific spaces follows.

PROGRAMS AND ACTIVITIES

- After school programs that enhance and expand on what is taught in school;
- Classes related to food planning, preparation, and serving;
- Interactive activities for children;

- More classic and award-winning authors represented in collections;
- A more user-friendly online catalog;
- Programs covering a variety of topics of interest to the community;
- Programs that will help children/young people stay in school;
- Technology classes; and
- Travel related programs highlighting history, music, food, and the topography of different countries and regions.

SPACES AND SPACE RELATED

- Children's program space (large) with storage;
- Coffee shop;
- Covered area for discharging passengers (from vehicles and buses);
- Display screens announcing community events;
- Display space;
- Drive up book return and pickup;
- Entrance that is visible and makes a statement;
- Gallery;

- Gaming stations;
- Gift shop with book sale space;
- Holds area for self pickup;
- Listening stations;
- Meeting room(s) for programs;
- More computers;
- Parking (adequate);
- Staff break room;
- Supply storage;
- Teen space; and
- Tornado safe room.

PROJECTED SIZE TO MEET 20-YEAR NEEDS

Taking into account current conditions, population projections, community and staff input, and sound library space planning the consultant projects space needs for a new City of Searcy Public Library for the year 2035.

The projections take into account that usage of the new facility will exceed that of the existing facility. The history of usage of a new public library during the first full year of operation in the new building compared to the last full year of operation in the former facility has been a 100 percent increase. And, the increase is not a "one year wonder." There is a steady increase in succeeding years.

**Table 12
Public Library Space Needs 2015 - 2035**

<i>Year</i>	<i>County Population</i>	<i>City Population</i>	<i>Space Needed</i>
2015	80,800	24,900	20,008
2020	85,600	26,600	37,288
2025	90,900	28,500	38,453
2030	96,400	30,600	40,116
2035	101,600	32,600	41,105

The 2015 Space Need is based on current conditions when applying sound space planning guidelines.

The 20,008 square feet houses the elements listed in Table 13 on the following page.

As stated above, meeting current space needs would not provide for any growth in the collections, the number of computers for the public, the space for programs and community meetings, or any increase in staff.

It would not be a sound investment of time, talent, or energy.

Table 13
20,008 Square Foot Library by Element

<i>Element</i>	<i>Space Guidelines</i>
14.10 FTE	1,140 NSF
64,759 collection items	6,297 NSF
68 reader seats	1,792 NSF
22 gathering seats	480 NSF
Arkansas room	446 NSF
Support spaces	2,719 NSF
Totals	12,853 NSF
	16,067 NASF
	20,008 BGSF
Existing space	9,900 BGSF
Shortfall	(10,108 BGSF)

The consultant then prepared Table 14 that identifies the elements comprising the needed space for 2035 when applying the same planning guidelines as well as showing the change between current and projected conditions.

Table 14
Projected Elements and Change from Current to 2035

<i>Element</i>	<i>Space Guidelines</i>	<i>Change</i>
27.00 FTE	1,880 NSF	Now 15.275 *
86,151 collection items	8,484 NSF	
56,200 adult items		Now 44,056
4,940 teen/tween items		Now 3,784
25,350 children's items		Now 16,575
163 reader seats	4,358 NSF	
58 adult seats		Now 43
20 PCs for adults		Now 14
30 teen/tween seats		Now 4
9 PCs for teens/tweens		Now 0
44 children's seats		Now 21
10 PCs for children		Now 1
18 groups study room seats		Now 0
2 tutoring room seats		Now 0
258 gathering seats	4,400 NSF	
150 meeting room seats		Now 0
20 conference room seats		Now 0
8 Boardroom seats		Now 12
80 children's program seats		Now 10
Arkansas room	910 NSF	Now 446
Support spaces	6,275 NSF	
Totals	26,307 NSF	
	32,884 NASF	
	41,105 BGSF	Now 9,900
Parking spaces	206	Now 35

*During the summer months, the FTE is 15.775.

A POSSIBLE BUILDING LAYOUT

The following is based on the projected site size that accommodates the building footprint, parking, landscaping, and setbacks.

Level 1 - Entrance, Lobby, and Gallery

- Coffee Shop and Book/Gift Store
- Circulation Services and Circulation Workroom
- Drive-up library materials return and pick-up
- Popular Library (new materials and self-pick up holds)
- Children's Services and Workroom
 - Restrooms (unisex children's, family, adult men's and women's)
- Meeting room
- Conference room
- Group study room (one seating 4)
- IT Storage and Server Room
- Maintenance
- Loading and Receiving

Level 2 - Adult Services Teen/Tween Services

- Adult and Teen/Tween Services Workroom
- Group study rooms (two seating 4 and one seating 6)

Restrooms Adult Men's and Women's

Level 3 -

- Arkansas Room
- Administration
- Board Room
- Technical Services
- Staff Break Room and Lockers
- Supply Storage
- Restrooms Adult (staff) Men's and Women's

PUBLIC LIBRARIES AND ECONOMIC DEVELOPMENT

In some circles conventional wisdom is, or has been, that a public library is a taker of income from the public. This is not the case as witnessed by Return on Investment Studies.

The following table (see the next page) is data from four stateside studies over the past four years.

Table 15
Return On Investment -- Dollar Return on Funds for Public Library Services and Facilities

<i>Year</i>	<i>State</i>	<i>ROI</i>
2013	Florida	\$10.18
2012	South Carolina	\$4.48
2011	Minnesota	\$4.62
2011	Texas	\$4.42

Appendix 3 provides additional information.

Another way to examine the value of public library service is to analyze what the public would pay if buying instead of:

- Borrowing books available at the library;
- Borrowing movies (DVDs) from the library;
- Using library computers;
- Buying answers to reference questions asked and answered; and/or
- Taking a child to a children's program at the library.

Using November 2015 data the public would pay the following if they purchased the following services:

Table 16
Dollars Saved Via Searcy Public Library Services

<i>Element</i>	<i>Value</i>	<i>Number Transactions</i>	<i>Purchase Price</i>
Borrow book	\$18.00	16,172	\$291,096
Borrow audiovisual	\$14.00	11,426	159,964
Use computer per hour	\$50.00	1,078 *	86,240
Ask reference question	\$35.00	1,010 **	35,350
Children's program	\$80.00	4*	<u>320.00</u>
Total			\$572,970

* Number of hours of use and number of hours of children's programs.

** Number of questions asked and answered

Total revenue from White County and the City of Searcy for FY2014 was \$1,362,794, or about \$17.00 per capita based on a 2014 County population of 80,000. Therefore, in approximately 2.4 months the services described above had a value equal to the total of tax support.

A resident who borrowed one book received full measure of his/her tax dollars paid for public library service. A resident who elected to buy an adult fiction book hardcover would have paid just under \$30.00 retail (\$29.94). If buying a mass-market paperback the cost would have been \$7.09. Without doubt the public library is a grand bargain.

PROJECTED COSTS TO MEET 20-YEAR NEEDS

The estimated cost is based on the mid point of construction being summer 2018. To plan, design, build, furnish, and equip 41,105 BGSF at a project cost of \$365.58 per square foot = \$15,027,200. The steps that make up the project cost include the following:

Detailed building program -	\$9,000
Architectural selection -	5,000
Architectural fees;	
Schematic design (10%) -	135,650
Developed design (25%) -	339,000
Contract documents (60%) -	813,900
Retainage (5%) -	67,500
Construction;	
Construction (95%) -	11,910,000
Retainage (5%) -	626,850
Furniture and equipment -	1,027,600
Moving -	50,000
Other costs -	<u>42,700</u>
TOTAL -	\$15,027,200

If financed via a 20-year capital improvements bond, per year cost (principal only) is estimated to be \$751,360. Three difference bond interest rates have been developed with total financing cost estimated for 20 years:

- Financed at 6.0 percent - \$9,467,140;
- Financed at 5.0 percent - \$7,889,280; and
- Financed at 4.0 percent - \$6,311,430.

The numbers above, building cost and financing, assume no funds from other sources. However, public library buildings have a good track record of attracting other funds via fundraising and grants. In 2015, per the referenced *Library Journal* issue:

Federal funds * -	\$475,000
State funds ** -	15,169,766
Gifts -	<u>24,430,676</u>
TOTAL *** -	\$40,075,442

- * In 2014, Federal funds totaled \$25,617,000. The average over six years has been \$13,300,000.
- ** In 2014 State funds totaled \$64,563,000. The average over six years has been \$36,300,000.
- *** The average of gift funds over six years has been \$25,000,000.

The total average of all non-local funds equals \$74,600,000. The average over the 2010 - 2015 period of time for total funds was \$865,400,000. The non-local funds accounted for 8.6 percent of the total. If that percentage were achieved in the City of Searcy/White County the non-tax local fund total would be \$1,292,392. Perhaps a goal of \$1,300,000 is not unreasonable.

Apotentialstrategy:

- Federal dollars, solar, water harvesting - \$200,000
- State, the Arkansas Room and landscaping - \$200,000
- Foundation grants, technology and resource sharing - \$100,000
- Named spaces;
 - Children's services - \$150,000
 - Teens/Tweens services - \$50,000
 - Multi-purpose meeting room - \$160,000
 - Gallery - \$20,000
 - Bookstore/gift shop - \$20,000
 - Building named after a person - \$400,000
- Total - \$1,300,000

RECOMMENDED TIMELINE

Activity	Completed By	Cost
Phase 1 Planning		
Study Completed	12/31/15	
Phase 1 Funding	1/15/16	
Building Program	2/12/16	\$9,000
Architecture RFP	2/19/16	5,000
Architect Selected	3/19/16	
Schematic Design	4/14/16	<u>135,560</u>
Total Phase 1		\$149,560
Phase 2 Funding		
Fundraising Kick-Off	10/1/16	

Developed Design	1/8/17	<u>\$339,000</u>
Total Phase 2		\$339,000
Phase 3 Funding Completion	12/31/20	
Bond Election	5/2/17	
Construction Docs	9/1/17	\$813,900
Groundbreaking	11/1/17	
Construction Complete	8/1/19	11,910,000
Architect Retainage	9/1/19	<u>67,500</u>
Total Phase 3		\$12,791,400
Phase 4 Funding	12/31/20	
Fundraising Complete		
FF&E Installed	10/15/19	\$1,027,600
Contractor Retainage	11/1/19	626,850
Moving	11/15/19	50,000
Other Costs	11/22/19	17,700
Soft Opening	12/1/19	5,000
Grand Opening	12/21/19	<u>20,000</u>
Total Phase 4		\$1,825,532

FINANCIAL IMPACT ON RESIDENTS - PRINCIPAL ONLY

Total -	\$15,027,200.00
20 Year per Year -	\$751,360.00
Each City Resident Per Year * -	\$26.14
OR Each County resident Per Year ** -	\$8.25

* Assumes over 20 years 28,750 Searcy resident population.

** Assumes over 20 years 91,100 County resident population.

A FACILITY NEEDS STUDY for the SEARCY PUBLIC LIBRARY of the WHITE COUNTY REGIONAL LIBRARY SYSTEM

Searcy, Arkansas

Prepared by Godfrey's Associates, Inc., Richard L. "Dick" Waters, Principal Consultant

IMPACT ON RESIDENTS - PRINCIPAL AND INTEREST

Total at 6.0% per City of Searcy resident -	\$42.60
OR Total at 6.0% per White County resident -	\$13.45
Total at 5.0% per City of Search resident -	\$39.86
OR Total at 5.0% per White County resident -	\$12.58
Total at 4.0% per City resident -	\$37.12
OR Total at 4.0% per White County resident -	\$11.71

OPERATIONAL COSTS

A larger library facility will cost more to operate. The consultant has projected costs looking five years ahead from the anticipated first year in the new Searcy Public Library.

Appendix 4 provides the detailed projections.

The future belongs to those who plan for it.

**Appendix 1
Building Costs**

Year	2010	2011	2012	2013	2014	2015
Number of Bldgs.	70	62	34	27	29	38
Average SF Size	22,976	25,090	26,437	17,414	24,758	23,584
Total SF All Bldgs.	1,608,324	1,555,598	898,865	470,167	717,973	896,195
Construction	\$453,517,944	\$454,425,651	\$263,313,088	\$139,136,298	\$212,257,074	\$274,900,907
Cost Per SF	\$281.98	\$292.12	\$292.94	\$295.93	\$295.63	\$306.74
Equipment	\$49,087,060	\$47,836,977	\$30,533,085	\$16,184,831	\$34,002,671	\$26,895,130
Cost Per SF	\$30.52	\$30.75	\$33.97	\$34.42	\$47.36	\$30.01
Other	\$110,238,949	\$113,525,121	\$53,113,752	\$29,983,512	\$49,676,815	\$68,193,630
Cost Per SF	\$68.54	\$72.98	\$59.09	\$63.77	\$69.19	\$76.09
Total	\$612,843,953	\$615,787,749	\$346,959,925	\$185,304,641	\$295,936,560	\$369,989,667
Cost Per SF	\$381.05	\$395.85	\$386.00	\$394.13	\$412.18	\$412.85
Other % Construction & Equipment	21.93%	22.60%	18.08%	19.30%	20.17%	22.60%

Appendix 2 on the following page compares the dollar (\$) and percentage (%) change between 2010 and 2015 as well as the averages for the six-year period. The last column suggests a cost for Searcy based on national data.

**Appendix 2
Changes and Averages Over Six-Year Period**

<i>Element</i>	<i>\$ 2010-2015</i>	<i>% 2010-2015</i>	<i>Average</i>	<i>Searcy</i>
Total SF all Bldgs.			1,024,520	41,105
Average SF Size			23,376	
Construction Cost			\$299.6M	
Construction Cost per SF	\$24.76	8.78%	\$294	\$300
Equipment Cost			\$34.09M	
Equipment Cost per SF	\$7.55	11.01%	\$68	\$63
Other Cost % of Construction & Equipment			20.78%	\$30
Total Project Cost			\$404.47M	\$16.154M
Total Cost per SF	\$31.80	8.35%	\$397	\$393

Appendix 3

ROI Information from US Public Libraries

- data retrieved September 2015 -

	A	B	C	D	E	F	G	H	I	J	K
	Year	Library	State	LSA Population at the Time of Survey (If Still Available)	Metropolitan Status	Number of Outlets at the Time of Survey	Return per \$1 Invested	Average Direct Benefits to Local Taxpayers per \$1 Invested	Average Indirect Benefits to Local Economy per \$1 Invested	Average Annual Savings Per Cardholder by not spending in the marketplace	Quantifiable Overall Value of Library's Goods and Services in Measurable Direct Benefits to the County Residents
1											
2	2013	Florida Public Libraries (aggregate)	FL				\$10.18				\$6.57 billion
3	2013	Salt Lake County Library Services (SLCLS)	UT		various	17	\$5.47-\$6.07	\$3.09-\$3.69	\$1.57	\$4,581.00	\$121 million
4	2013	Santa Clara County Library District	CA					\$2.50-\$5.17			\$83.0 million - \$171.8 million
5	2012	Carnegie Library of Pittsburg	PA		Municipal	19	\$3.05				
6	2012	SC State Library	SC		State		\$4.48	\$2.86	\$1.64		
7	2011	Minnesota Public Libraries	MN		State		\$4.62				
8	2011	Toledo-Lucas County Public Library	OH	442,000		19 + BKM	\$2.86				
9	2011	Texas Public Libraries (aggregate)	TX				\$4.42				
10	2010	Charlotte Mecklenburg Library	NC					\$3.15-\$4.57	\$1.46	\$9,753-\$11,565	\$72.5 million - \$128.1 million
11	2008	Wisconsin Public Libraries	WI		State		\$4.06				
12	2007	Anchorage Public Library	AL				\$1.42-\$2.46				
13	2007	Indiana	IN		various		\$2.38				
14	2006	Cortez Public Library	CO	8,550	Municipal	1	\$31.07				
15	2006	Denver Public Library	CO	571,848	Municipal	24 + BKM	\$4.96				
16	2006	Douglas County Libraries	CO	251,418	District	5 + BKM	\$5.02				
17	2006	Eagle Valley Library District	CO	40,107	District	3	\$4.28				
18	2006	Fort Morgan Public Library	CO	10,968	Municipal	1	\$8.80				
19	2006	Mesa County Public Library District	CO	130,662	District	8	\$4.57				
20	2006	Montrose Library District	CO	37,147	District	3	\$5.33				
21	2006	Rangview Library District	CO	302,907	District	6 + BKM	\$4.81				
22	2006	9 public libraries in 4 SW counties	OH	1,544,275	various			2.56-\$3.81			\$190.4 million
23	2005	Suffolk County (Suffolk County Library System)	NY				\$3.93				

A FACILITY NEEDS STUDY for the SEARCY PUBLIC LIBRARY of the WHITE COUNTY REGIONAL LIBRARY SYSTEM

Searcy, Arkansas

Prepared by Godfrey's Associates, Inc., Richard L. "Dick" Waters, Principal Consultant

Page A3.1

Appendix 3

ROI Information from US Public Libraries

- data retrieved September 2015 -

	L	M	N	O	P
	Link to Source of Information				
1					
2	http://roi.info.florida.gov/				
3	http://www.sicclibrary.org/q1/q1a1/pdf/siclsROIStudy2013.pdf				
4	http://www.scccl.org/SCCL/media/About/executive_summary_for_web_2013_0729.pdf http://www.scccl.org/SCCL/media/About/sccld_full_report_final.pdf				
5	http://www.clpgh.org/about/economicimpact/CLPCommunityImpactFinalReport.pdf				
6	http://www.libsci.sc.edu/SCEIS/exsummary.pdf				
7	http://melsa.org/melsa/assets/File/Library_Final.pdf				
8	www.toledolibrary.org/images/documents/ROIReport.pdf				
9	https://www.tsl.texas.gov/roi				
10	http://ui.uncc.edu/story/measuring-return-investment http://ul.uncc.edu/sites/default/files/pdf/Library_ROI_Study_2010_ExecutiveSummary.pdf				
11	http://www.ala.org/research/librariesmatter/node/570				
12	www.muni.org/Departments/library/Documents/APLValuationReport.pdf				
13	www.librc.indiana.edu/studies/EconomicImpactOfLibraries_2007.pdf				
14	http://www.lrs.org/documents/roi/cortez.pdf				
15	www.lrs.org/documents/roi/denver.pdf				
16	www.lrs.org/documents/roi/douglas.pdf				
17	www.lrs.org/documents/roi/eagle.pdf				
18	www.lrs.org/documents/roi/fmorgan.pdf				
19	www.lrs.org/documents/roi/mesa.pdf				
20	www.lrs.org/documents/roi/montrose.pdf				
21	www.lrs.org/documents/roi/rangeview.pdf				
22	http://9libraries.info/docs/EconomicBenefitsStudy.pdf				
23	http://scls.suffolk.lib.ny.us/pdf/librarystudy.pdf				

A FACILITY NEEDS STUDY for the SEARCY PUBLIC LIBRARY of the WHITE COUNTY REGIONAL LIBRARY SYSTEM

Searcy, Arkansas

Prepared by Godfrey's Associates, Inc., Richard L. "Dick" Waters, Principal Consultant

Appendix 4

The projected budgets developed by the consultant have taken into consideration the following:

- The anticipated Soft Opening of the new Searcy Public Library building in the 4th quarter of 2019;
- The hiring of additional staff or the increased hours for the soft opening completed by July 1, 2019;
- New staff for the Searcy Public Library to include;
 - FTE Teen/Tween Librarian,
 - FTE Collection Development Librarian,
 - FTE Library Page, and
 - FTE Maintenance.
- Increased hours for the Searcy Public Library to include;
 - 0.9 FTE Circulation Clerk,
 - 0.35 FTE Reserve Clerk, and
 - 0.25 FTE Library Programmer.
- The hiring additional Searcy Public Library staff for FY2021 completed by November 15, 2020;
- New Searcy Public Library staff to include;
 - FTE Circulation Assistant;
 - FTE Library Page; and
 - FTE Maintenance.
- The hiring of additional Searcy Public Library staff for FY2022 completed by November 15, 2021
 - 0.5 FTE Teen/Tween Assistant.
- Library Collection budget the System for print and non-print materials to increase at a moderate increase. The more modest increases in non-print materials to reflect the increase in streaming and downloading.
- A more robust increase for the System in Other Expenditures to reflect the need for increased bandwidth, service contracts for technology, a modest increase in utilities and communications, and more deliveries to/from the branch libraries.

**WHITE COUNTY REGIONAL LIBRARY SYSTEM
PROJECTED OPERATING BUDGETS -- 2019 - 2023**

<i>Expenditure Category</i>	<i>2014</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>
1 Personnel:						
2 Salaries & Wages	\$573,529	714,560	750,290	784,050	815,410	843,950
3 Benefits	\$237,070	260,780	281,640	302,770	323,920	356,600
4 Total Personnel	\$810,599	\$975,340	\$1,031,930	\$1,086,820	\$1,139,330	\$1,200,550
5						
6 Collections:						
7 Print Materials	\$197,340	226,940	233,750	239,600	245,000	249,900
8 Electronic Materials	\$66,922	72,280	76,620	79,690	81,280	82,090
9 Other Materials	\$59,969	63,570	66,750	70,090	73,000	75,190
10 Total Materials	\$324,231	\$362,790	\$377,120	\$389,380	\$399,280	\$407,180
11						
12 Other Expenditures	\$367,032	422,090	465,000	492,900	512,620	528,000
13						
14 Total Operating Expenditures	\$1,501,862	\$1,760,220	\$1,874,050	\$1,969,100	\$2,051,230	\$2,135,730
15						

A FACILITY NEEDS STUDY for the SEARCY PUBLIC LIBRARY of the WHITE COUNTY REGIONAL LIBRARY SYSTEM

Searcy, Arkansas

Prepared by Godfrey's Associates, Inc., Richard L. "Dick" Waters, Principal Consultant

Page A4.2