



# Public – Private Partnerships

September 24 -25, 2015



# Our Real Estate



- **49 locations throughout the Library District**
  - Statistics over the past twelve months
    - 5.9 million patrons visited our branches
    - 4.8 million books and other materials checked-out
    - 1.1 million computer sessions
- **22 of 49 branches owned by the County**
- **10 of 49 branches leased from a private entity**
- **17 of 49 branches leased from a municipality**

# Branch Square Footage

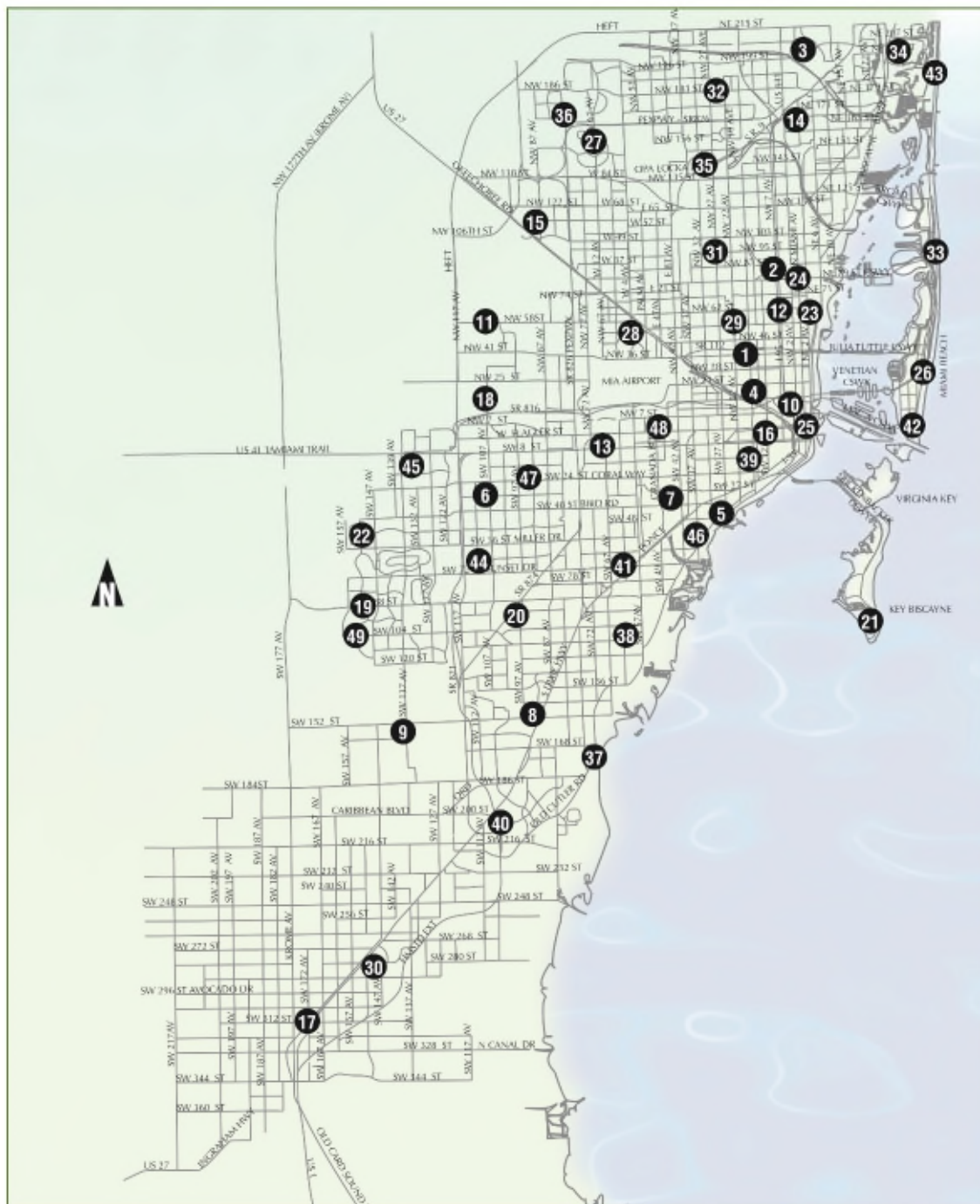
Ranges from:

**Civic Center  
Porta-Kiosk**  
288 sq. ft.



**Main Library**  
200,000 sq. ft.





# Fast Facts

**5.9 million Library Visitors**

**Over 2,000 Public Computers, Laptops, & Tablets**

**System Wide Wi-Fi Connectivity and Free Internet**

**Collection of over 3.5 million items**

**Robust collection of free downloadable audio and e-books**

**A large assortment of free databases and online learning tools**

# Goals for Current & Future Locations



- **Reduce the number of private leases**
- **Develop alternative service points**  
(i.e., within Parks)
- **Harden aging buildings (HVAC's and Roofs)**
- **Provide new amenities within existing Libraries**  
(i.e., coffee shops, concession stands, gift shops)
- **Co-locate more facilities into County or Municipal hubs, or in arts/cultural districts (Civic Commons)**
- **Establish partnerships that will allow us to maximize existing assets** (i.e., use of existing land and construction funding)



# Potential Projects

## City of Doral Branch Library

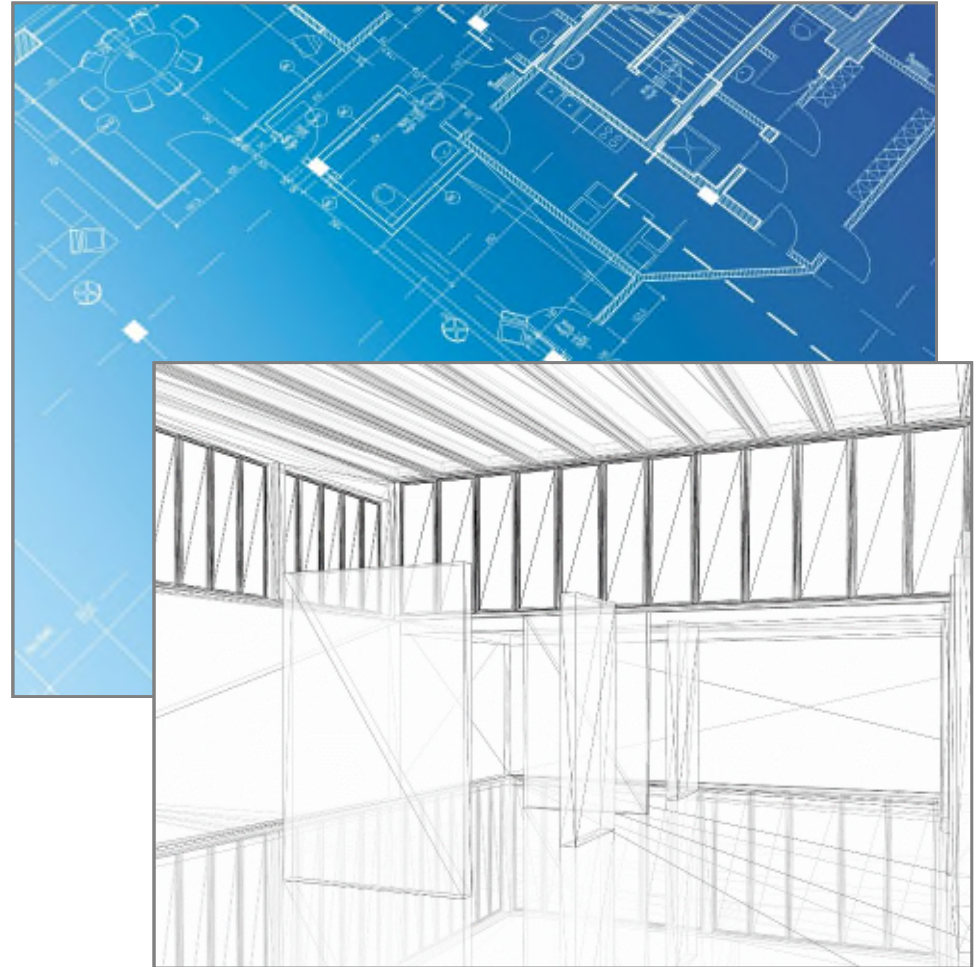
Existing General Obligation Bond funds (\$9 million) available for land acquisition and construction of a new branch

## Little River Branch Library

Land was purchased (0.62 acres) for construction of a new branch; minimal construction funding available

## Coffee, Concessions

Looking to partner with outside vendors on providing new amenities throughout our branches



# City of Doral Branch Libraries



**Doral Branch Library**  
10785 NW 58 St.  
3,000 Sq. Ft.

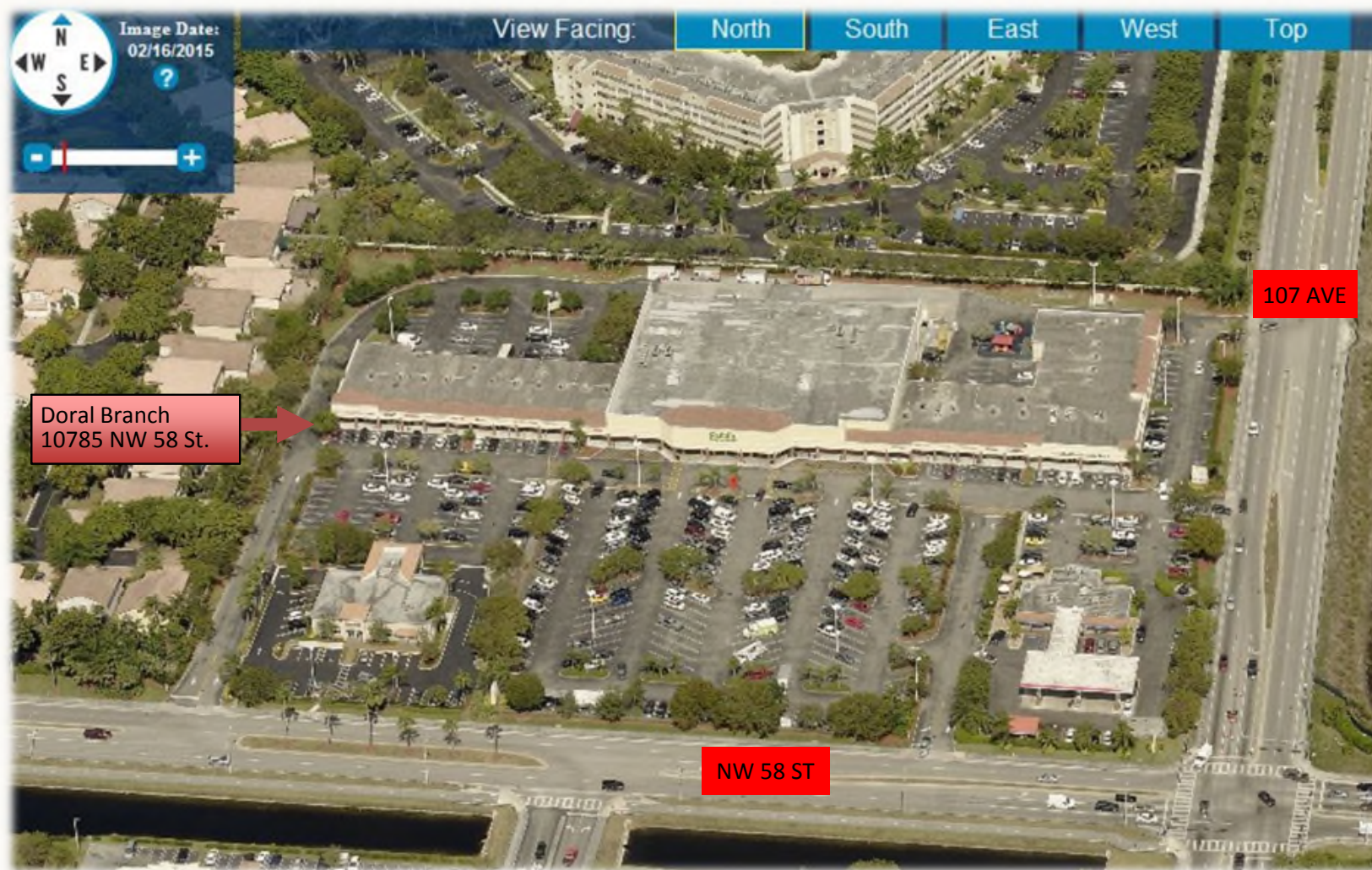


**International Mall Branch Library**  
10315 NW 12 St.  
7,500 Sq. Ft.



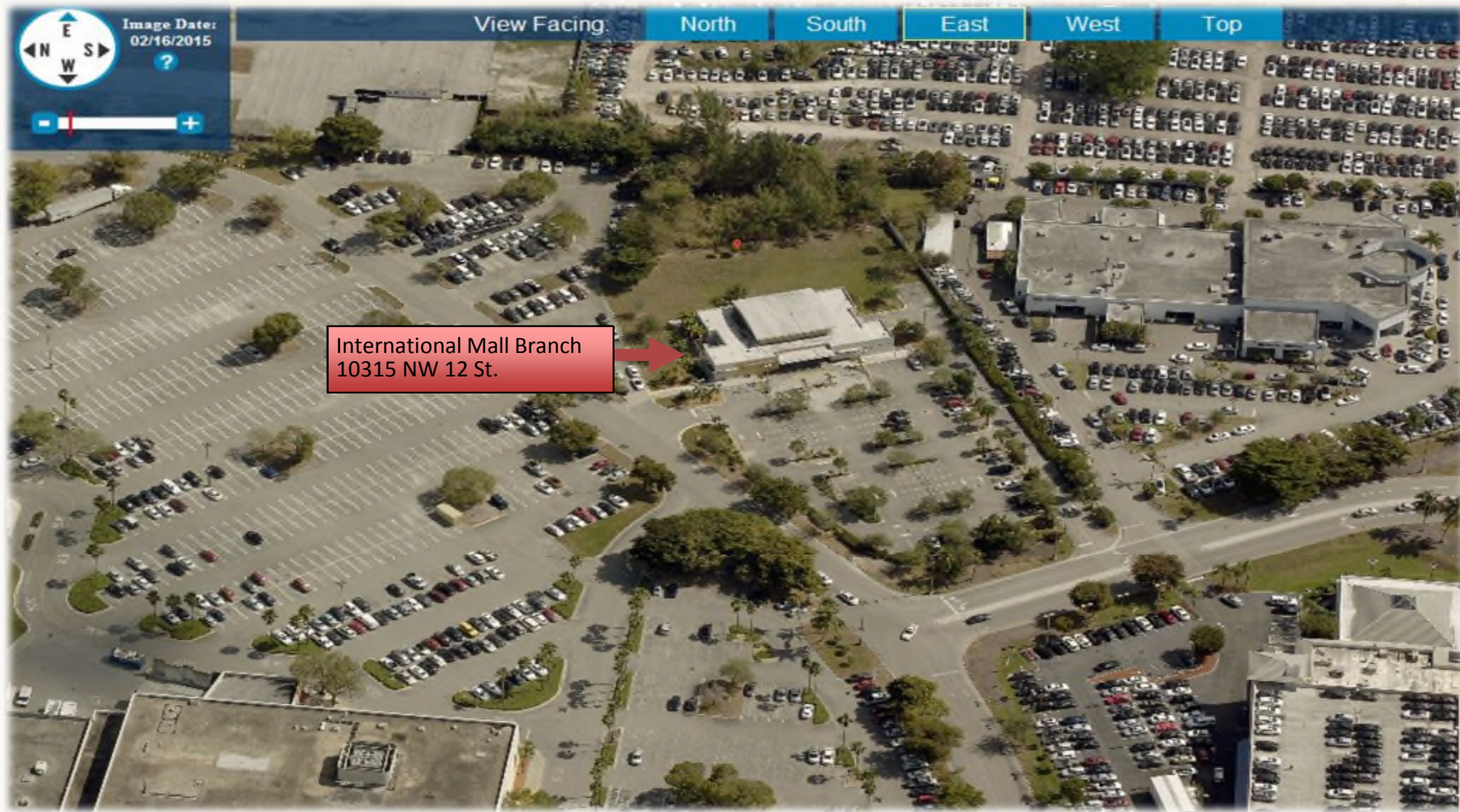
# Doral Branch

## *Doral Isles Plaza Shopping Center*

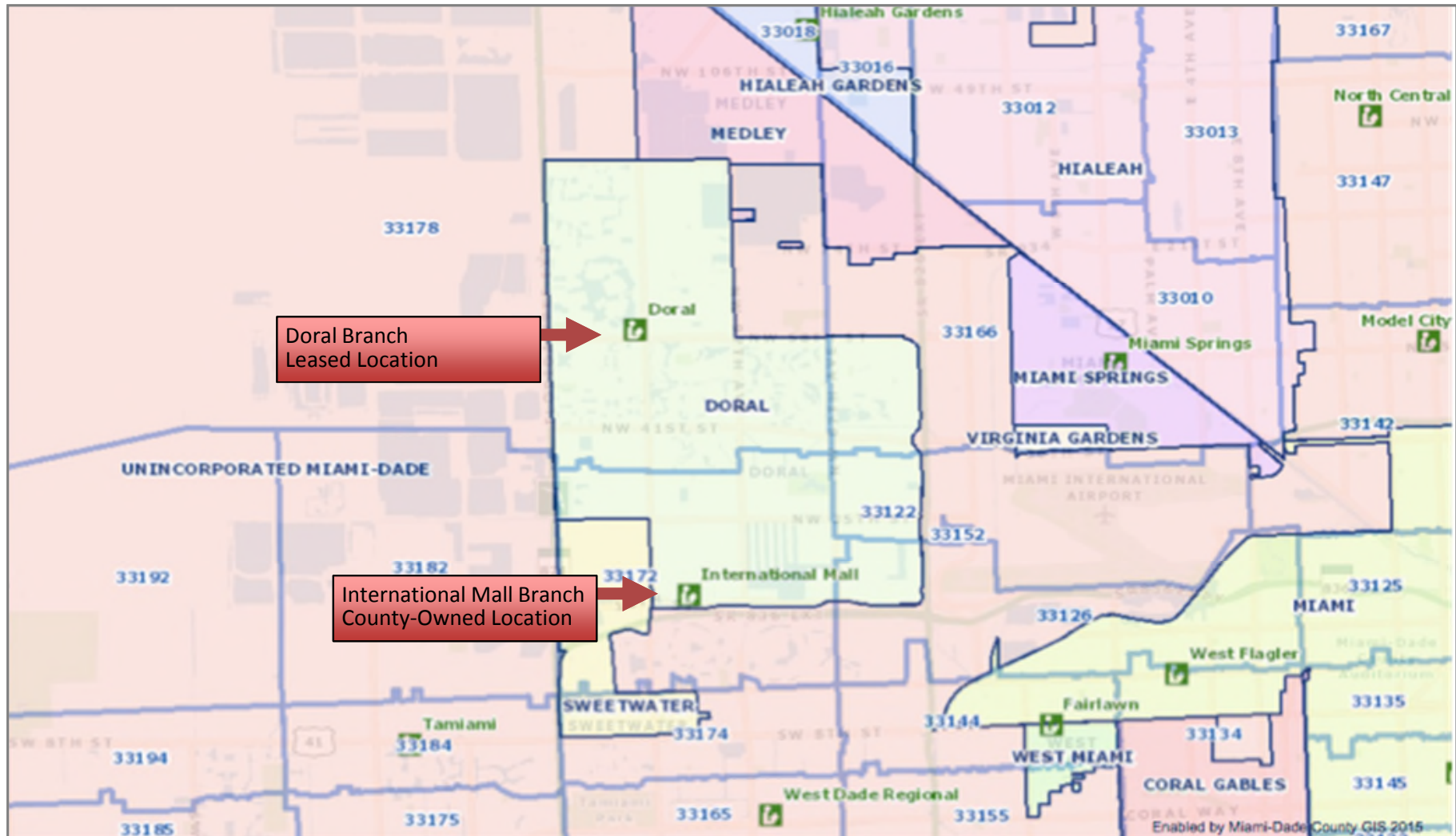




# International Mall Branch



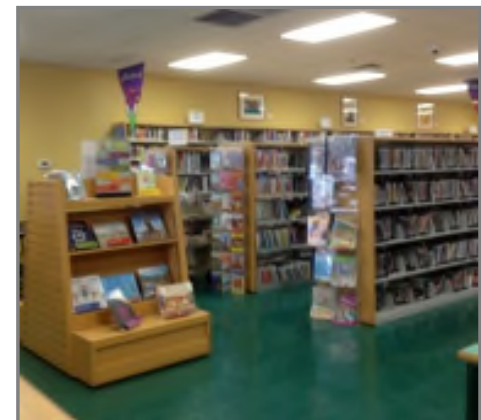
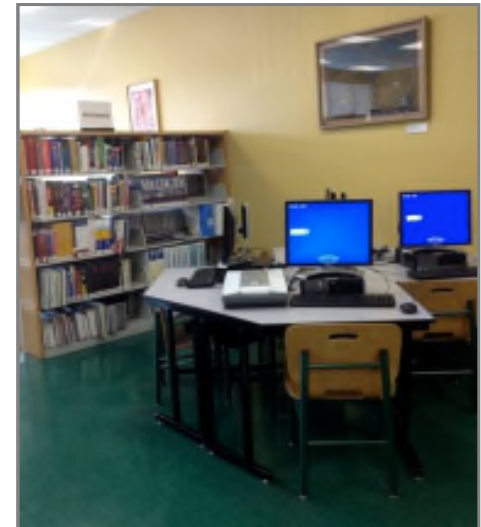
# City of Doral Branch Libraries





# City of Doral Branch Library

- Doral Branch Library is only a 3,000 square foot branch, but heavily utilized, with high door counts and high check-out rates
- Located in Doral Isles Shopping Plaza
- Limitations to this branch are the small size compared to its heavy usage, as well as the annual cost of rent
- Cost of land in the area has been a limiting factor in moving forward with this project
- General Obligation Bond Program included \$9 million for land acquisition and construction of a new 15,000 square foot branch in the City of Doral area
- Minimum property size needed is between 0.75 – 1.00 acre for a standalone facility





# City of Doral Demographic Data



	City of Doral	Miami-Dade County	State of Florida
Population estimates, July 1, 2014	54,116	2,662,874	19,893,297
Population, Percent change - April 1, 2010 to July 1, 2014	18.4	6.6	5.8
Hispanic or Latino, Percent, April 1, 2010	79.5	65	22.5
Language other than English spoken at home, 2009-2013	90.9	72.2	27.4
High school graduate or higher percentage, 2009-2013	95.3	78.8	86.1
Bachelor's Degree or Higher, Percent of persons, 2009-2013	54.7	26.3	26.4
Median household income (in 2013 dollars), 2009-2013	70,446	43,100	46,956
Per capita income in past 12 months (in 2013 dollars), 2009-2013	27,643	23,174	26,236
Persons in poverty, percent	9.5	21	17
Population per square mile, 2010	3,293.50	1,315.50	350.6

Population growth amongst the highest in the State of Florida

Per City of Doral Planning Department, approximately 4,000 new residential units in process

Approximately 11 public and private schools in the City of Doral

# City of Doral Branch Library

- Library looking to be part of developments such as Downtown Doral, Park Square, Doral Gateway, Landmark North and South Doral Commons, or any other mixed-use development occurring throughout the City of Doral
- Library Branches are community anchors; door counts and check-out rates at the current City of Doral branches demonstrate a strong public interest; would be a draw to any mixed-use development
- Looking to utilize existing \$9 million in GOB funding for some form of land/construction partnership
- Continuing to explore other City of Doral-owned parcels, including Parks, for potential conveyance of property for construction of a new branch



# Little River Branch Library



**Little River Branch Library**  
160 NE 79 St.  
6,500 Sq. Ft.



**Land Purchased**  
110 NE 79 St.  
26,000 Sq. Ft. Parcel



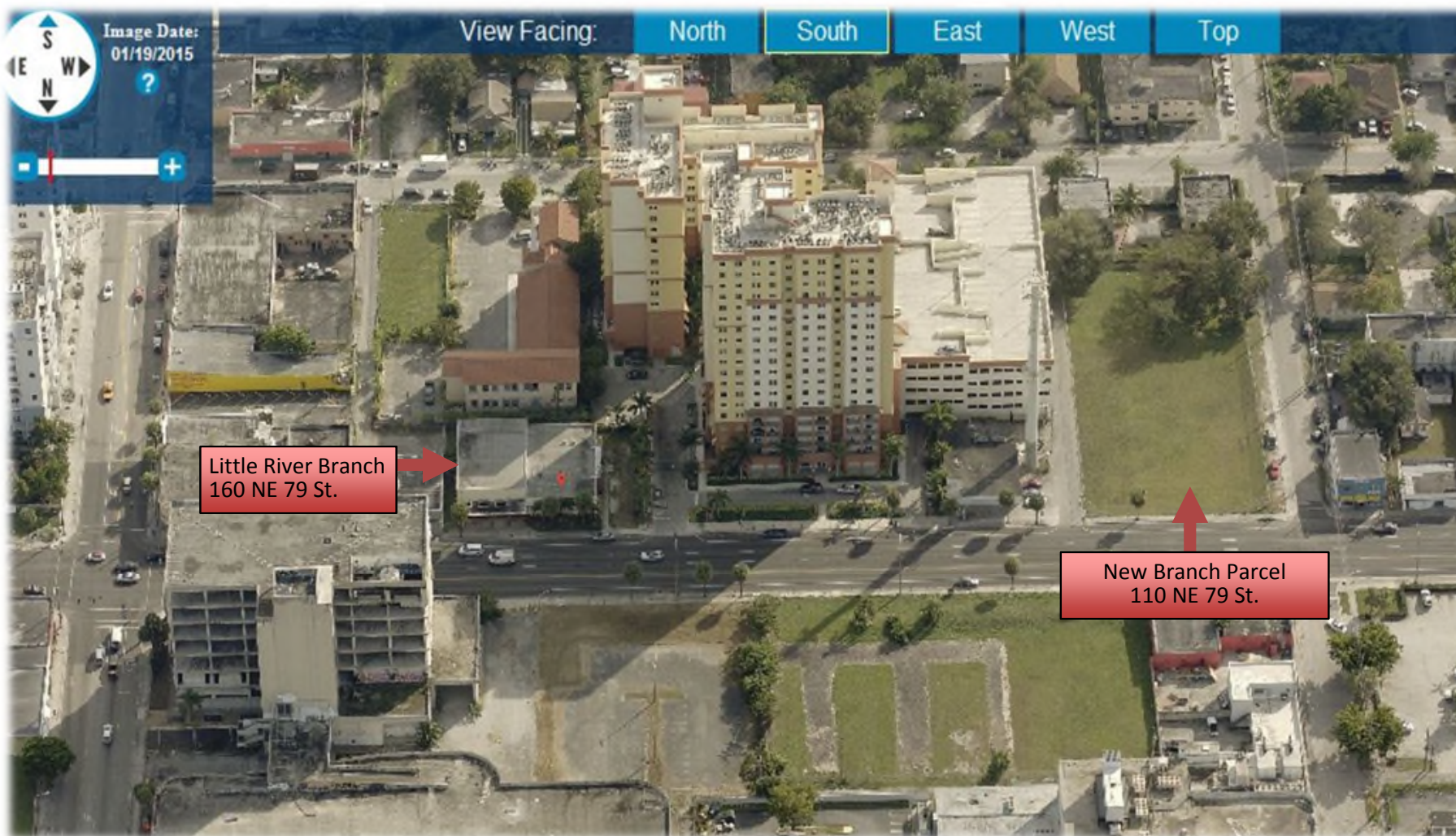
# Little River Branch Library Opportunities

- Existing branch 6,500 sq. ft.
- Existing branch owned by City of Miami and leased for a nominal fee
- Existing branch limitations:
  - Severely deteriorating building
  - No dedicated patron parking available
- Purchased 26,000 sq. ft. piece of land for construction of a new Little River Branch Library
- Insufficient funding available to proceed with construction of new branch
- Land may lend itself as key element of a P3 project, either at the site, or, as part of a P3 project at an alternate location in the Little River area



# Little River Branch

*Existing Branch/Proposed Location*





# Little River Branch Library

- Developable property in the Little River area is in high demand
- Little River area quickly becoming an extension of the Design District, with an art-centric and cultural focus
- Property for new Branch construction is in a prime location directly on NE 79 St.
- Property could serve as a multi-level development that includes a ground floor Library with private art galleries; or a residential project with a ground floor library
- Willing to consider locating a new Little River Branch in planned developments throughout the area and use the value of the current property as a contribution to construction costs





# Coffee and Concessions at Libraries

- Focused on providing amenities that will delight our patrons
- Creating comfort and ambience is key
- Implementing Co-working areas, MakerSpaces, YOUmedia centers, and other new spaces in our facilities to attract new customers
- Establishing a viable business model with local or national coffee chains, snack shops, etc., is an amenity that is in demand



# Coffee and Concessions at Libraries

- Libraries provide an established customer base
- Door Counts at our 10 busiest Libraries range from 177,000 to 467,000 visitors per year
- People “hang out” in Libraries for extended periods of time reading, studying, using our computers, or using our Wi-Fi with their own devices
- Many of our locations do not have a nearby option for coffee or snacks;
- Important that people can come to a Library, stay as long as they need, and not have to worry leaving to find drink or snack options



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