

MEADOWBROOK LIBRARY

2800 Stark Street, Fort Worth 76112-6558



Facility Data

Facility Type	Neighborhood Library
Year Built	1964
Building Size, in Square Feet (BGSF)	5,045
Collection Size	32,679
Staff FTE (Full-Time Equivalents)	5.25
2010 Operating Budget, Proposed	\$447,510
Modern Library Facility Factors Achieved	0
Estimated Cost to Retrofit Building Systems	\$238,831
Estimated Cost to Retrofit FF&E	\$73,221

Facility Analysis

	<i>current</i>	<i>2010 need</i>	<i>current vs.</i>
<i>unit of capacity</i>	<i>2010</i>	<i>to standards</i>	<i>standards</i>
Building square feet (BGSF)	5,045	7,834	64.4%
Site area, in acres	0.63	0.72	87.7%
Parking spaces	27	39	68.9%

Distance & Drive Times¹

	<i>library</i>	<i>miles</i>	<i>minutes</i>
Distance to Nearest Library	East Regional COOL	2.84	9
Distance to Central Library		9.63	14

¹ As computed using Yahoo! Local Maps and/or MapQuest.

Demographic Data & Findings²

Population Served	51,076
Households with Children	6,965
Persons 17 & Under	13,762
Percentage Persons 17 & Under	26.9%
Persons 18 to 64	30,350
Persons 65+	6,964
Percentage Persons 65+	13.6%
Percentage Asian	2.7%
Percentage Black/African-American	44.9%
Percentage Hispanic	24.8%
Category & Percentage Core Customers:	
Top Category & %	F01: Steadfast Conservatives 21%
Second Category & %	E02: Urban Blues 13%
Library Materials/Services More Likely to be Used:	
PC Logins, DVDs, and Juvenile DVDs	

Collections Analysis

Collections for Adults, % of Total Collection	60.1%
Collections for Children/Teens, % of Total Collection	39.9%
Media Collections for All Ages, % of Total Collection	20.9%
Collections, Capacity of Shelving Housing: ³	
Reference	70%
Adult Circulating	60%
Teens	85%
Children's Easy/Picture Books	80%
Children's Fiction/Non-Fiction	75%
Media	70%
Industry Standard SF to House Collection ⁴	3,210
ADA/User-friendly Standard SF to House Collection	4,013

² As provided by Buxton Co.

³ Percentages based on a visual inspection by principal consultant.

⁴ Industry standard: Any shelf above 80% filled is "beyond capacity."

Analysis of Usage Data

<i>output</i>	<i>measure</i>	<i>ranking⁵</i>
Collection Turnover ⁶	3.20	12 of 15
Contacts per Capita ⁷	37.23	3 of 15
Contacts per FTE Staff	60,403	4 of 15
Cost Efficiency per Contact	\$1.41	4 of 15
Contacts per Square Foot (SF)	55.99	5 of 15
Operating Cost Efficiency per SF	\$79.01	9 of 15
Cumulative Ranking		4 of 15

Findings

The current Meadowbrook building is less than two-thirds the size it needs to be to meet current standards. And, it would cost \$233,519 just to bring the building infrastructure up to modern standards, without adding any space to an already overcrowded facility.

The Meadowbrook site is of adequate size to accommodate a properly sized library and future expansion, when considering the shared nature of the current parking lot.

The Meadowbrook Library ranks in the top one-third in number of customer contacts. However, it ranks in the middle-third in operating cost per square foot and the bottom-third in collection turnover – suggesting it is not as well utilized as it could be.

Recommendations

Close the Meadowbrook Library in 2011. Consider an alternative service delivery outlet along Lancaster Boulevard, in place and operational prior to the Meadowbrook closing.

Relocate 2.0 FTE to the East Berry Library concurrently with the closing. Reallocate \$200,000 for technology improvements and the balance of the savings for funding the alternative service delivery outlet.

⁵ Comparative ranking with other Fort Worth Libraries.
⁶ Computed by dividing annual circulation by total collection size.
⁷ Contacts = circulation + reference transactions + visits + total program attendance + computer logins.