



Sacramento Public Library Authority

December 7, 2016

Agenda Item 15.0: Facility Master Plan Update 2016

TO: Sacramento Public Library Authority Board

FROM: Lois Casement Ross, Capital Projects Manager

RE: Facility Master Plan Update 2016

RECOMMENDED ACTION(S):

Receive and File

REASON FOR RECOMMENDATION

On March 22, 2007, the Sacramento Public Library Authority Board adopted Resolution 07-19, approving the Sacramento Public Library Authority Facility Master Plan 2007-2025. All of the jurisdictions served by the Authority also adopted or endorsed the plan. The adoption of the plan was the culmination of a two-year process that engaged the Authority Board; the City and County of Sacramento; the cities of Citrus Heights, Elk Grove, Galt, Isleton and Rancho Cordova; and the communities served by Sacramento Public Library. Participants were asked to determine what types of facilities would be needed to meet the library service needs throughout the next 20 years. That initial plan included an annual update and renewal process.

To remain a useful tool, the Facility Master Plan (FMP) must not only be referenced when library facility decisions are to be made, but it must be evaluated, renewed and refreshed as conditions change.

The Master Plan update and renewal process included in the plan states that the annual update will include:

- Discussions with the Authority's member jurisdictions regarding planning and development status in their jurisdictions and spheres of influence; and
- Discussions with the Authority Board regarding status of implementation of the plan and any changes recommended.

This report constitutes the 2016 annual review of the Facility Master Plan. Library staff is engaged in meeting and working with elected officials, staff and community members on a continuing and regular basis to review planning for facilities.

INFORMATION

Implementation of the Sacramento Public Library Authority's Facility Master Plan 2007-2025, Facilities Development Plan, Phase 1 2007 – 2015, continued this past year with the:

- Walnut Grove Library Paint and Shelving refresh – Oct. 2015
- Central Library Carpet and Paint refresh – Kids' Place Dec. 2015 – Express and Lobby May 2016
- North Sacramento-Hagginwood Deferred Maintenance Furniture Refresh – Feb. 2016
- Southgate Library Interior Refresh – January to May 2016
- Arden-Dimick Interior Refresh – February to May 2016
- Martin Luther King, Jr. Library – Community Room Refresh – May 2016
- Colonial Heights Library Community Room and Kitchen Refresh – October 2016
- Deferred furniture, fixture and equipment maintenance refurbishment of reader, lounge and community room chairs at Franklin Community and South Natomas libraries – 2015



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In alignment with the *Facility Master Plan Recommendations, December 2013*, Sacramento County set aside \$750,000 in its Capital Improvement Program budget to begin the conceptual design phase for a new 10,000-square-foot Orangevale Library. Library staff completed a Library Needs Assessment, Plan of Service, and Library Building Program. Sacramento Public Library staff, Sacramento County Staff, Group 4 consultants and Orangevale Recreation and Park District staff completed the design of a new Orangevale Library through Design Development documents. The project has been put on hold until funding is identified for construction and operations.

County of Sacramento

A revised Countywide Developer Impact Fee that includes a Library facilities fee ordinance was adopted by the County of Sacramento on Sept. 10, 2013. The library facilities fee analysis (Nexus Study) was completed by Willdan Financial Services for the County of Sacramento and the Library.

(<http://www.engineering.saccounty.net/Pages/LibraryFacilities.aspx>). The ordinance fee increase notice effective March 2016 is available at

<http://www.engineering.saccounty.net/Documents/FinancingDistricts/Library%20Notice%20of%20Fee%20Increase.pdf> . The County reported that as of September 12, 2016, the Countywide Library

Developer Impact Fee fund has an available balance of \$1,000,414.54.

City of Sacramento

The City of Sacramento is working to establish a Citywide Developer Impact Fee Program that eventually will include a Library Facilities Development Impact Fee. A separate Nexus study was completed for the Library by EPS in May 2015 and the City has that report. The City is currently soliciting input from stakeholders for a proposed Citywide Developer Impact Fee Program. It is also soliciting input on a separate Transit fee and a separate Parks fee

(<http://www.cityofsacramento.org/CityofSacCDIFProgram>). Other City departmental fee program reports have been developed. It is unknown when the City will solicit stakeholder input on a separate proposed Library fee.

Elk Grove Civic Center and Community Park New Library Proposed

Sacramento Public Library and Elk Grove city leaders met in March 2016 to discuss a proposal for a new Library to be built within the city's 76-acre Civic Center and Community Park. With the population in Elk Grove expected to reach 185,000 by 2030, plans include spaces to accommodate the diverse needs and interests of the growing community at a single destination. The complex, located on the south side of Elk Grove Boulevard east of Big Horn Boulevard, is planned to include an Aquatic Center, Senior Center, Veterans Hall, Children's Museum and Library. Meandering walkways, botanical gardens and a nature preserve would provide outdoor spaces for relaxation within the multi-acre grounds. City offices and a performing arts center also are planned. The City shared its vision for a 40,000- to 60,000-square-foot library, which would serve as a multi-use "destination" library, built with the flexibility to accommodate a variety of community programs along with state-of-the-art technology and information resources for people of all ages. Phase I will begin in 2017 with construction of the Aquatic Center, Veterans Hall and Senior Center. The library, included in a subsequent phase of the project, is estimated to begin construction between 2020 and 2022.



Elk Grove Civic Center Concept



Elk Grove Civic Center and Library



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Galt – Marian O. Lawrence Library, Community Room Addition

In December 2015, funding was approved by Galt City Council for the expansion of a community room for the existing Library. The addition includes a 2,500-square-foot meeting space for community and Library programs, including a flexible 300-square-foot children’s area for storytime activities, adult literacy sessions, job coaching or homework programs. Restrooms and storage areas also are included in the plan. The Community Room is planned to be accessible through an outside entrance for groups reserving the room when the library is closed.

The City of Galt is in the process of hiring an architectural firm and general contractor to design and build the community room. The estimated cost of the project is \$1.4 million. A space planner provided by Sacramento Public Library will work with Library staff to assess current usage patterns, identify efficiencies, and address any workflow concerns resulting from access points from the existing library to the community room. The Library will work with the City of Galt staff in reviewing the recommendations.

The scheduled refresh of paint and carpet for the Galt Library, as suggested by the City of Galt, will be postponed in order to be completed concurrently with the Community Room project.



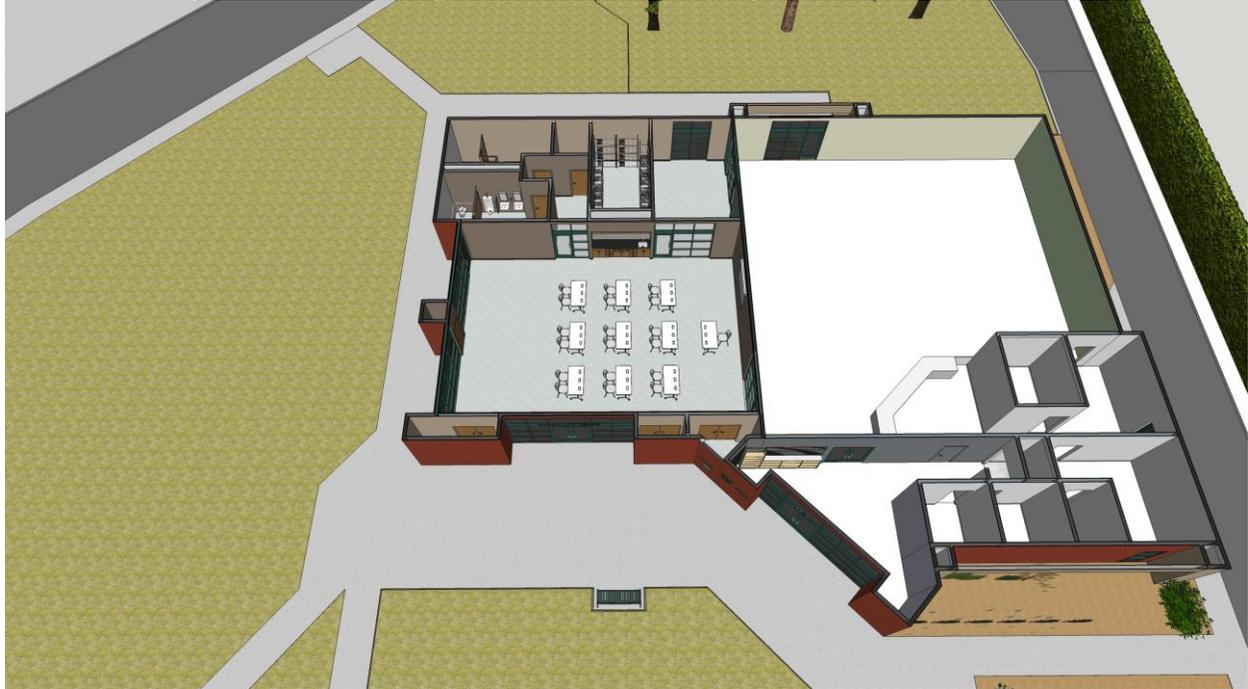
Exterior, Galt Library Community Room



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Conceptual Interior space concept, Galt Library Community Room



Floor Plan, Galt Library Community Room



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Library staff analyzes the service area map shown in Attachment C in relationship to projected population increases in specific library service areas, overlapping service areas for existing facilities after opening of new facilities, and siting of future facilities to serve the new growth areas.

The December 2016 Facility Master Plan Recommendations Proposed Improvements Chart (Attachment B) has been updated to reflect the new Orangevale Library size recommendation.

Staff recommends accelerating the timeline to study and revise the Sacramento Public Library Facilities Master Plan 2007-2025. This request comes as a result of the recessionary impacts on residential and industrial planning among local and county governments and the recent surge of in-fill and new development in the Sacramento region. Further, changes in how communities use libraries and expectations for both increased collaboration space and future-thinking services also impact the plan of service against which the current plan was developed. The combined impact of revised residential and industrial growth and service changes result in a plan that is no longer useful.

Because a plan spanning 18 years is no longer realistic, staff also recommends a shorter plan period. A 10-year facilities master plan with annual and biennial updates offers a more usable plan of service strategy for the Library and members of the JPA as they develop capital improvement programs (CIP), estimate land acquisition, etc.

Staff recommends releasing a Request for Proposal in Fiscal Year 2017-18 to engage a consultant to revise the Sacramento Public Library Facilities Master Plan 2007-2025, with work being completed in Fiscal Year 2018-19. If approved, the new Facilities Master Plan would encompass years 2018-2028. Revision of the next plan would begin in Fiscal Year 2026-27.

FUTURE BOARD ACTIONS

As the Authority's member jurisdictions proceed with facility plans, the Authority Board may request that those jurisdictions take actions that are consistent with the Facility Master Plan. As noted below under Policy Issues, the Authority Board will annually consider proposals for new libraries and expansions of existing libraries.

FISCAL IMPACT

While there is no direct fiscal impact as a result of the Facility Master Plan update, the resulting actions of the member jurisdictions in planning and constructing new facilities will have a fiscal impact on the Authority to provide funding for additional and enhanced operating costs for such facilities.

POLICY ISSUES

The Sacramento Public Library Authority Joint Powers Agreement, Section 13 states:

ADDITIONAL AND EXPANDED LIBRARIES

The Governing Board shall approve planning for, and operation of, new libraries and expansions of existing libraries. The Governing Board shall annually consider proposals for new libraries and expansions of existing libraries. The Governing Board shall measure and compare existing library square footage per capita, population growth, service demand factors, existing facilities, growth in property tax revenues, the status of other future library capital development proposals, and other appropriate factors for the library service areas of the proposed new and expanded facilities. The Governing Board shall base its decision whether to approve new libraries or expansions of existing libraries on these measurements and other factors related to availability of capital and operating funds for the proposed new libraries and expanded libraries.



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Operations at new libraries will be funded at the same level of Base Services as at similar existing libraries.

ATTACHMENT(S):

Attachment A: Sacramento Public Library Authority 2016 Annual Facility Master Plan Update

Attachment B: Facility Master Plan Update Recommendations Proposed Improvements Chart

Attachment C: Sacramento County Libraries and Library Service Areas

**WALNUT GROVE BRANCH
COUNTY OF SACRAMENTO: DISTRICT 5
SUPERVISOR DON NOTTOLI**

The **Walnut Grove** shelving and painting project was completed in October 2015.

Two major priorities were noted in the efficiencies assessment for the Walnut Grove branch: "Staff workroom and delivery area need to be connected for staff efficiencies" and "Shelving a problem in several areas - possibly a hazard."

Facilities staff completed the project, connecting the staff workroom with the delivery area in June 2015. Reconfiguration of the staff workroom, creation of a doorway that allowed staff direct access from the staff workroom to the delivery area, relocation of the data server, and relocation of the library staff entrance to the branch created a more efficient and functional space for staff operations.

The second priority was addressed in October with the installation of all-new shelving, a new interior book return that is ADA-compliant and fresh interior paint.

Staff Workroom and Shelving Before Project



Connected Staff Workroom and Delivery Area with New Shelving



CENTRAL LIBRARY
CITY OF SACRAMENTO: DISTRICT 4
COUNCILMEMBER STEVE HANSEN

A project to paint and refresh the carpet at the **Central Library** has begun. The Lower Level Kids' Place, First-Floor Lobby and Express spaces have been completed.

The City of Sacramento allocated money to begin a multiyear refresh of the carpet and flooring at the Central Library. The Library will allocate Capital Project funds for painting walls, columns and stairwell handrails, which will be completed in conjunction with the installation of the new flooring.

Kids' Place and Express Before Carpet and Paint



Kids' Place After Refresh



Express After Refresh



First-floor Lobby After Refresh



**NORTH SACRAMENTO-HAGGINWOOD BRANCH
CITY OF SACRAMENTO: DISTRICT 2
COUNCILMEMBER ALLEN WAREN**

The **North Sacramento-Hagginwood** project was completed in February 2016.

The branch received a much-needed refurbishment of furniture and fixtures. The work included new reader and lounge seating, installation of slatwall for magazine display and Friends sales area, reconfiguration of shelving to create a laptop counter and increased aisle widths to facilitate patron flow through the branch.

Before Refurbishment



New Seats and Reconfigured Shelving



New Seats and Reconfigured Shelving



**SOUTHGATE BRANCH
COUNTY OF SACRAMENTO: DISTRICT 2
SUPERVISOR PATRICK KENNEDY**

The **Southgate Library** interior refresh project was completed in May 2016.

The Library contracted with Noll and Tam Architects and Planners in July 2015 and the County of Sacramento in February 2016 for the construction phase necessary to complete the project. The refresh included the creation of a distinct Teen Space, a powered laptop area, relocation of the public computers, installation of an ergonomic customer-friendly service desk, new carpet for the main public area and new flooring in the community room.

Southgate Interior Before Refresh



Southgate Interior After Refresh



Southgate Interior After Refresh



**ARDEN-DIMICK BRANCH
COUNTY OF SACRAMENTO: DISTRICT 3
SUPERVISOR SUSAN PETERS**

The **Arden-Dimick Library** Interior Refresh project was completed in May 2016.

The Library contracted with HGA Architecture and Engineers in July 2015 and the County of Sacramento in February 2016 for the construction phase necessary to complete the project. The refresh included the creation of a distinct Teen Space, a powered lounge seating area, relocation of the public computers, and an inviting children's area. All-new LED lighting was installed in the main public space of the branch.

Arden-Dimick Library Before Refresh



Arden-Dimick After Refresh





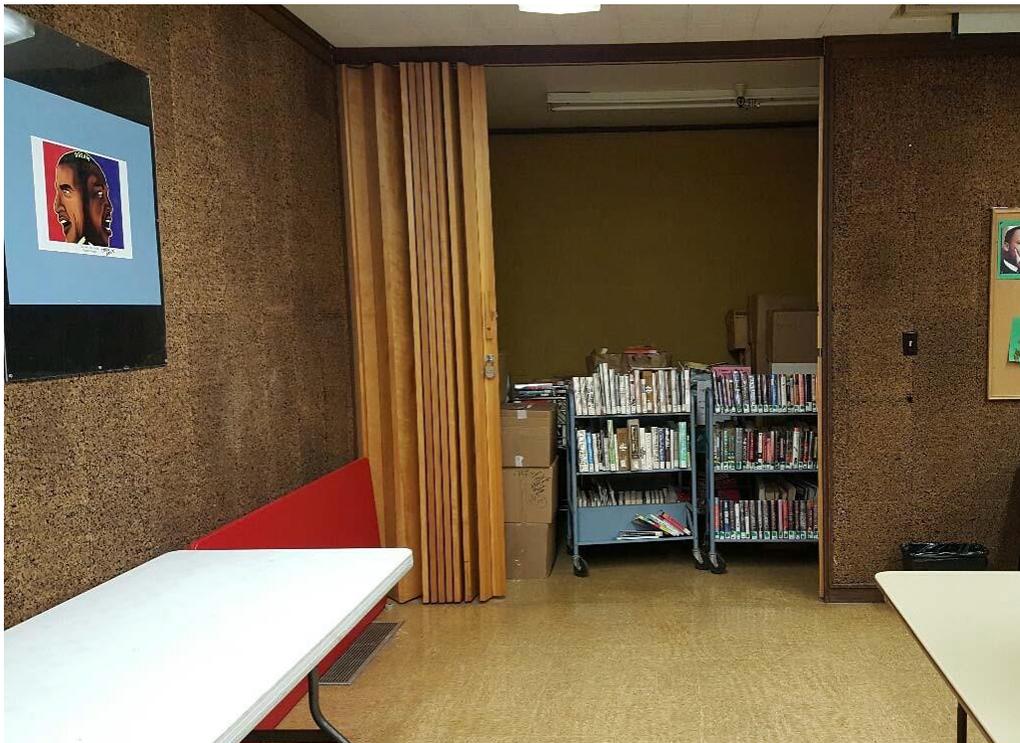
Periodical Powered Lounge Seating

**MARTIN LUTHER KING, JR. BRANCH
CITY OF SACRAMENTO: DISTRICT 8
COUNCILMEMBER LARRY CARR**

The **Martin Luther King, Jr. Branch** Community Room and Lobby Refresh project was completed in May 2016.

The Library contracted with HGA Architecture and Engineers in July 2015 for interior design services for the interior refresh of the branch. The refresh included new flooring, LED light fixtures, library shelving for the Friends closet, new mobile tables and lightweight chairs.

Martin Luther King, Jr. Community Room Before Refresh



Community Room Interior After Refresh



**COLONIAL HEIGHTS BRANCH
CITY OF SACRAMENTO: DISTRICT 5
COUNCILMEMBER JAY SCHENIRER**

The **Colonial Heights Library** Community Room and Kitchen Refresh was completed in October 2016.

The Library contracted with Sacramento Housing and Redevelopment Agency (SHRA) for project management, construction of a shed to house the Neighborhood Tool Lending Library, and rehabilitation of the kitchen and community room to support the Demonstration Cooking programs. The Tool Lending Library Tuff Shed installation is scheduled for completion in December 2016.

The kitchen was improved by making it ADA-compliant and adding new appliances, cabinets and lighting. The refresh in the community room included new flooring, paint, larger windows and reconfiguration of the closets to accommodate storage of the new cooking demonstration cart.

Improvements to the accessible parking stalls were completed during this project.

Community Room and Kitchen Before Refresh



Community Room and Kitchen After Refresh



DEFERRED MAINTENANCE FOR FY 2015-16

Franklin Library and South Natomas Library

In FY 2013-14, the Library created a Deferred Maintenance Fund for replacing chairs, carpet and tile flooring, and refreshing paint on a 10-year cycle. Fiscal Year 2015-16 funds were identified for replacement of reader chairs at both the Franklin Community Library and the South Natomas Library.

All reader seats and community room chairs were replaced at the Franklin Library. All lounge seating received new upholstery. All adult reader seats were replaced at the South Natomas Library.

Franklin Library Reader and Lounge Seats and Community Room Chairs



Natomas Library Reader Chairs



Sacramento Public Library

Facility Master Plan Recommendations, Updated December 2016

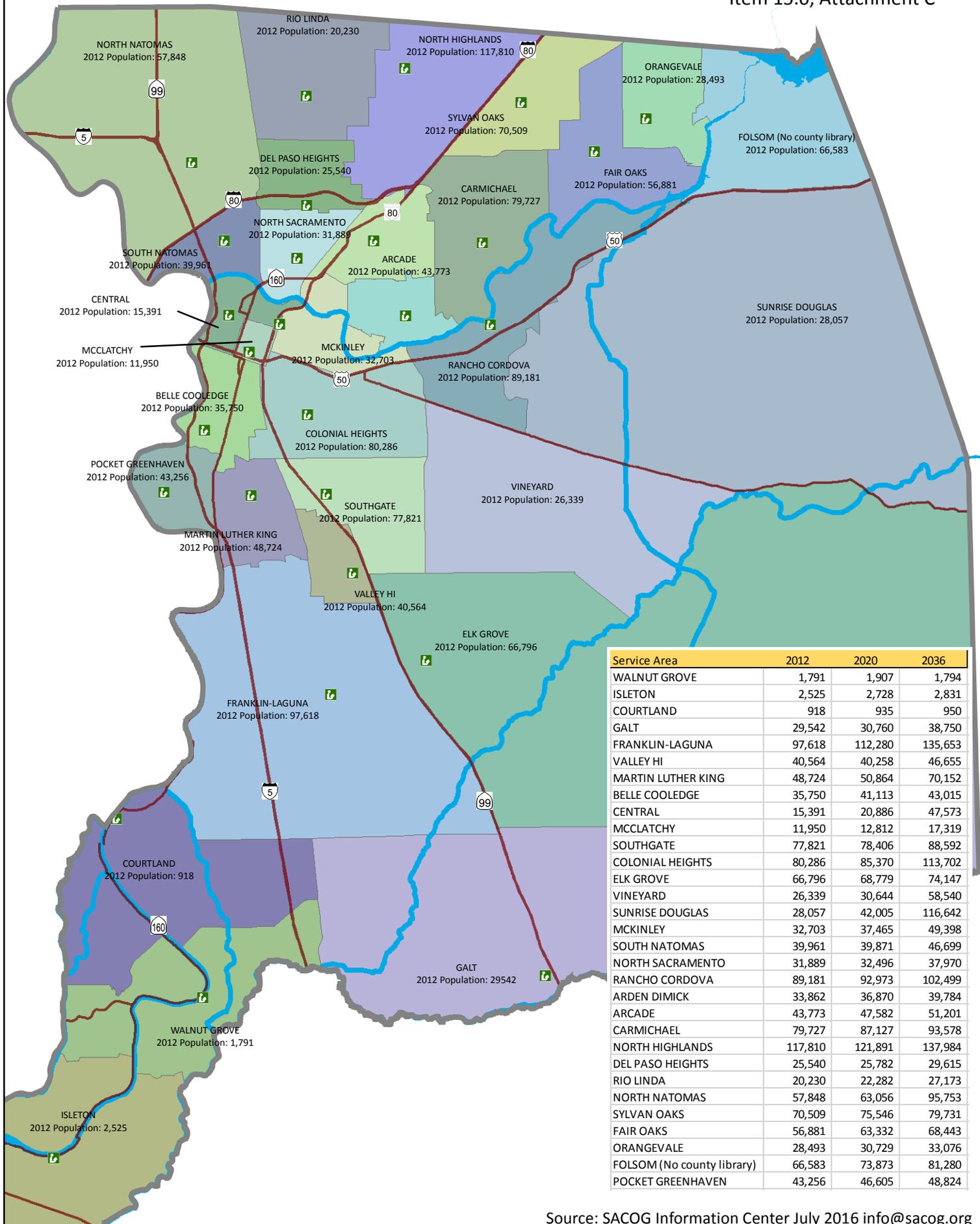
Library	Facility Data				Proposed Improvements			
	Size (sf)	Year Built or Leased	Last Bldg Upgrade		Recommendation	2025 Size (sf)	Phase 1 2007-2015	Phase 2 2015-2025
CITY OF SACRAMENTO								
65th & Folsom					New	30,000		•
Belle Cooledege	12,000	1991	2010		Expansion	20,000		•
Central Library - Nbhd	15,000	1918	1991		Renovation	20,000	•	
Colonial Heights	12,211	1989	2011		Expansion	12,211		•
Del Paso Heights	5,425	1972	2009		Relocation	20,000		•
E.K. McClatchy	2,972	1910	2014		Complete	2,972	•	
Martin Luther King, Jr.	15,078	1970	2000		Renovation	15,078		•
McKinley	4,681	1936	1995		Renovation	4,681		•
N Sac - Hagginwood	4,000	1987	1987		Relocation	15,000		•
North Natomas	22,645	2010	2010		Complete	22,645	•	
Robbie Waters Pocket-Green.	15,000	2010	2010		Complete	15,000	•	
South Natomas	13,615	2001	2001		Expansion	20,000		•
Valley Hi-North Laguna	20,505	2001	2009		Complete	20,500	•	
City of Sacramento Total	143,132					218,087		
COUNTY OF SACRAMENTO								
Arcade	12,686	1976	2005		Remodel	12,686		•
Arden-Dimick	11,901	1970	1999		Remodel	11,901		•
Carmichael	20,690	1964	2006		Complete	20,690	•	
Cordova Hills					New	15,000		•
Fair Oaks	12,000	1976	2014		Complete	20,000	•	
Natomas Joint Vision 1					New	20,000		•
Natomas Joint Vision 2					New	20,000		•
North Highlands					New	35,000		•
North Highlands-Antelope	12,890	2000	2014		Remodel	12,890		•
Orangevale	4,320	2016	2008		Relocation	12,000		•
Rio Linda	7,778	2013	2013		Relocation	15,000		•
New Brighton (Rock Creek)					New	15,000		•
Southgate	12,000	1976	2011		Relocation	20,000		•
Vineyard					New	25,000		•
Easton Place					New	15,000		•

County Total	94,265					270,167		
CITY OF CITRUS HEIGHTS								
Sylvan Oaks	12,500	1975	1975		Renovation	12,500		•
New Citrus Heights					New	35,000		•
Citrus Heights Total	12,500					47,500		
CITY OF RANCHO CORDOVA								
Rancho Cordova	12,500	1975	2010		Complete	12,500	•	
Mather-Morrison					New	20,000		•
New Rancho Cordova 2					New	25,000		•
New Rancho Cordova 3					New	25,000		•
Rancho Cordova Total	12,500					82,500		
CITY OF ELK GROVE								
Elk Grove	13,850	1976	2008		Complete	13,785	•	
New Elk Grove 1					New	25,000		•
New Elk Grove 2					New	25,000		•
New Elk Grove 3					New	25,000		•
Franklin	19,621	2002	2002		Complete	19,621		
Elk Grove Total	33,471					108,406		
CITY OF GALT								
Galt	4,225	1993	1993		Relocation	10,000		•
North Galt					New	15,000		•
Galt Total	4,225					25,000		
DELTA								
Isleton, City of	1,700	1993	2010		Relocation	3,500		•
Courtland (Sac County)	2,325	2003	2009		Expansion	3,500		•
Walnut Grove (Sac County)	3,580	1970	2007		Complete	3,580	•	
Delta Total	7,605					10,580		
Central - Systemwide	145,000	1918	1991			140,000		
TOTAL	452,698					902,240		

Sacramento County Libraries and Library Service Areas

Population estimates by Library Service Area: 2012-2020-2036

Item 15.0, Attachment C



Service Area	2012	2020	2036
WALNUT GROVE	1,791	1,907	1,794
ISLETON	2,525	2,728	2,831
COURTLAND	918	935	950
GALT	29,542	30,760	38,750
FRANKLIN-LAGUNA	97,618	112,280	135,653
VALLEY HI	40,564	40,258	46,655
MARTIN LUTHER KING	48,724	50,864	70,152
BELLE COOLEIDGE	35,750	41,113	43,015
CENTRAL	15,391	20,886	47,573
MCCLATCHY	11,950	12,812	17,319
SOUTHGATE	77,821	78,406	88,592
COLONIAL HEIGHTS	80,286	85,370	113,702
ELK GROVE	66,796	68,779	74,147
VINEYARD	26,339	30,644	58,540
SUNRISE DOUGLAS	28,057	42,005	116,642
MCKINLEY	32,703	37,465	49,398
SOUTH NATOMAS	39,961	39,871	46,699
NORTH SACRAMENTO	31,889	32,496	37,970
RANCHO CORDOVA	89,181	92,973	102,499
ARDEN DIMICK	33,862	36,870	39,784
ARCADE	43,773	47,582	51,201
CARMICHAEL	79,727	87,127	93,578
NORTH HIGHLANDS	117,810	121,891	137,984
DEL PASO HEIGHTS	25,540	25,782	29,615
RIO LINDA	20,230	22,282	27,173
NORTH NATOMAS	57,848	63,056	95,753
SYLVAN OAKS	70,509	75,546	79,731
FAIR OAKS	56,881	63,332	68,443
ORANGEVALE	28,493	30,729	33,076
FOLSOM (No county library)	66,583	73,873	81,280
POCKET GREENHAVEN	43,256	46,605	48,824