

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: CHIEF EXECUTIVE OFFICE

BOARD AGENDA # B-29

Urgent _____ Routine

AGENDA DATE July 10, 2001

CEO Concurs with Recommendation YES NO _____
(Information Attached)

4/5 Vote Required YES _____ NO

SUBJECT: APPROVAL OF LIBRARY FACILITIES MASTER PLAN; APPROVAL TO AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A CONDITIONAL REAL PROPERTY PURCHASE AGREEMENT FOR THE PURCHASE OF PROPERTY AT 4385 SISK ROAD, SALIDA, CALIFORNIA (APN 135-42-22) AND RELATED ACTIONS.

STAFF RECOMMENDATIONS:

1. APPROVE THE STANISLAUS COUNTY LIBRARY FACILITIES MASTER PLAN.
2. AUTHORIZE THE CEO TO NEGOTIATE AND EXECUTE A CONDITIONAL REAL PROPERTY PURCHASE AGREEMENT FOR THE PURCHASE OF PROPERTY AT 4385 SISK ROAD, SALIDA, CA (APN 135-42-22).
3. AUTHORIZE THE CEO TO COMPLETE DUE DILIGENCE INSPECTIONS, REVIEW THE CONDITION OF THE PROPERTY AND REVIEW THE CONDITION OF TITLE.

(Continued on Page 2)

FISCAL IMPACT:

The Library Facilities Master Plan recommends a variety of library improvements over a 20 year period. Consistent with the implementation of other County Master Plans, each project will be forecast in the County's Capital Improvement Plan and Long Range Fiscal Model. It is recommended that the County continue its policy of developing library projects on a project by project basis based on availability of funding and other partnership opportunities. Individual projects, with an itemization of costs and revenues, will be returned to the Board for approval on a project-by-project basis. Portions of future projects will be funded with the Library's funds, Public Facilities Fees collected specifically for growth of the library system and other appropriate sources.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2001-535

On motion of Supervisor Blom _____, Seconded by Supervisor Caruso _____ and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul _____

Noes: Supervisors: None _____

Excused or Absent: Supervisors: None _____

Abstaining: Supervisor: None _____

1) _____ Approved as recommended

2) _____ Denied

3) Approved as amended

Motion:

NOTE: THE BOARD ORDERED STAFF TO RETURN TO THE BOARD IN 30 DAYS REGARDING THE FINANCING PLANS FOR FUNDING THE SALIDA REGIONAL LIBRARY AFTER THE EXPIRATION OF THE 1/8 CENT SALES TAX ON 6/30/05

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Deputy

Christine Ferraro

File No.

APPROVAL TO AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A
CONDITIONAL REAL PROPERTY PURCHASE AGREEMENT FOR THE PURCHASE OF PROPERTY AT
4385 SISK ROAD, SALIDA, CALIFORNIA

Page 2

STAFF
RECOMMEN-
DATIONS:

(Con't.)

4. AUTHORIZE THE CEO TO PUBLISH A NOTICE OF INTENT TO PURCHASE REAL PROPERTY AND RETURN TO THE BOARD OF SUPERVISORS FOR CONSIDERATION OF FINAL APPROVAL OF THE PURCHASE.
5. FIND THAT THE PURCHASE OF THE PROPERTY AND THE COUNTY'S USE OF THE PROPERTY AS A REGIONAL LIBRARY AND OTHER GOVERNMENT PURPOSES IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES.
6. AUTHORIZE THE CHIEF EXECUTIVE OFFICER WORKING WITH THE APPROPRIATE COUNTY OFFICIALS TO CONTINUE TO INCORPORATE THE LONG RANGE LIBRARY FACILITIES MASTER PLAN INTO THE COUNTY'S LONG RANGE FISCAL AND DEBT PLANNING PROCESS AND TO DEVELOP RECOMMENDATIONS TO COMPLETE FINANCING ON THE FIRST PHASE OF THE LIBRARY FACILITIES PLAN, INCLUDING THE SALIDA REGIONAL LIBRARY PROJECT AND TO RETURN TO THE BOARD OF SUPERVISORS WITH FINAL RECOMMENDATIONS.

FISCAL
IMPACT:

(Con't.)

For the Salida Library Project, based on a qualified appraisal, the total cost for the acquisition of the building and the property, including inspections and closing costs, is \$4,300,000. Renovation of the building structure (painting, lighting, carpets, etc.) will cost approximately \$30 per square foot. When added to the costs of designers and other consultants, the total cost of renovation will be approximately \$2,350,000. Since the Library will occupy approximately 89% of the building (the remainder of the building will be community space), the Library cost will be \$5,918,500 (89%) of the total \$6,650,000 being spent on acquisition and renovation. Funds for the library portion of the project will come from a combination of resources, including Public Facility Fees, various library funds, and external financing. The Community Center portion of the project will be funded by Tobacco Tax Settlement Funds, \$750,000, approved by the Board of Supervisors on June 12, 2001.

Of the \$6.65 million acquisition and renovation cost projected for the Salida Regional Library Project, there is approximately \$3 million currently available from one-time sources identified from Public Facility Fees, Library funds and the tobacco tax settlement funds approved for the community center. This

APPROVAL TO AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A
CONDITIONAL REAL PROPERTY PURCHASE AGREEMENT FOR THE PURCHASE OF PROPERTY AT
4385 SISK ROAD, SALIDA, CALIFORNIA

Page 3

leaves a need to finance the remaining \$3.65 million. The annual debt obligation will be approximately \$315,000, most of which will be off-set each year by the annual collections from the Public Facility Fees being collected for just this purpose. A \$75,000 net annual payment will be included in the future library budgets.

The expected one time costs for the library collection and shelving and equipment is approximately \$2.57 million and the on-going staffing, maintenance and operating costs are estimated to be approximately \$1.55 million. This amount will vary with the final service implementation plan which will be incorporated into the annual operating expense of the Library system and budget funding decisions will be incorporated into the County budget process. It is expected that the Salida Regional Library will be open near the end of the 2001-2002 fiscal year. The first full year of operation will begin July 1, 2002.

DISCUSSION:

Library Master Plan: Stanislaus County's Library Facilities Master Plan acknowledges a significant need for additional public library facilities to serve Stanislaus County. At the present time, the County's Library system provides 101,757 square feet of space to serve an estimated population of 459,025, or an average of 0.22 square feet per person. Accepted national guidelines for public libraries suggest between 0.50 and 0.70 square feet per person, and it is estimated that between 230,000 and 320,000 square feet of need exists for the current county population. Some of the existing library facilities are in need of rehabilitation or renovation. According to the California Department of Finance, Stanislaus County is projected to experience a 2.20% annual rate of growth over the next twenty years further increasing the need for public library facilities and services.

The significant need for additional library facilities requires the adoption of a library development strategy. A plan was developed to create regional libraries to serve the greatest concentrations of the County's population and to support the existing Branch Library system. Remodeling or expansion will systematically upgrade the existing branch libraries as specific opportunities for funding or development are presented in each community.

Larger regional libraries could be developed to support a greater service population at a higher level of service. For example, by developing fewer facilities it may be possible to develop facilities with more specialized space, larger collections, more staffing resources, more hours of service and greater services than could be practical in numerous branch libraries. After much discussion, regional libraries of approximately 25,000 square feet each were considered to be an optimum size for maximum service and staffing efficiency. Larger facilities tend to require greater staffing for monitoring, security and administrative purposes. Smaller facilities tend to limit flexibility in

programmed use of the space, services and collections size. The program space within the regional libraries could be specific to each site and may differ substantially from facility to facility. In any case, each regional library should be developed to be easily modified to add or change programs (literacy, reading groups, children's programs, computer labs, research space, retail/bookshop spaces, etc.) periodically.

In the Library Master Plan, regional libraries are proposed in the Northwest, Northeast, Central, South and South Central areas of Stanislaus County. The existing Modesto Main Library would be renovated to serve as the Central Regional Library facility. The West County area would be served by enhanced branch library facilities.

The Northwest County (Salida) Regional Library. The Salida area is identified as having the greatest unmet need for Library services in Stanislaus County, due in part to the substantial growth of the Northwest area of the county along the Highway 99 corridor. An existing branch library of 850 square feet, with a maximum occupancy of 10 persons, in a leased facility in Salida is inadequate to meet present needs. The Draft Library Facilities Master Plan recommends development of a regional library in the Salida area as the highest priority.

This action recommends initiating implementation of the Library Facilities Master plan by creating the Salida Regional Library.

An existing retail furniture showroom facility on Sisk Road adjacent to Broadway Avenue in Salida has become available and presents a unique opportunity to create the County's first regional library facility envisioned in the Library Master Plan. The 56,146 square foot facility is appropriately sized to permit development of a 25,000 square foot library space, and a 5,000 square foot community center meeting facility. Additionally, the Salida facility could accommodate the Library Technical Services unit, presently located at the Modesto Main Library. (Technical Services provides book processing, shipping, receiving, mending and other "behind-the-scenes" support of the entire Library branch network.) Relocation of the Technical Services unit out of the Modesto Main Library will free up approximately 15,000 square feet of space for expanded public services at the Main Library at 1500 I Street in Modesto. The Salida "community center" space is intended to provide multiple purpose assembly facilities for the general public. No such facilities currently exist in the Salida area of the County.

A community meeting was held on June 30, 2001 to review the County's overall service and facility needs in the Salida area. The public and members of the Salida Municipal Council (MAC) in attendance at the community forum were overwhelmingly supportive of this project.

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CONDITIONAL REAL PROPERTY PURCHASE AGREEMENT FOR THE PURCHASE OF PROPERTY AT
4385 SISK ROAD, SALIDA, CALIFORNIA

Page 5

Proposed Purchase of Property at 4385 Sisk Road. The property has been listed for lease for some time. Because a unique window of opportunity exists, staff is seeking authorization to proceed with the purchase of the property.

The appraised value of the Property is approximately \$4,200,000. After extensive meetings with the owners, tenants, subtenants, and their respective brokers, staff has arrived at a tentative agreement with the owners, tenant and subtenant to purchase the building for \$4,200,000 (plus \$100,000 in inspections and closing costs). The purchase would include a release of the leasehold interests, and Breuners would lease back the property for 90 days after close of escrow.

Real Property Purchase Agreement It is anticipated that the basic terms of the agreement will be as follows:

Location of Property: 4385 Sisk Road, Salida, CA (APN 135-42-22).

Purchase Price: Four Million Two Hundred Thousand Dollars (\$4,200,000) plus ½ of title insurance, escrow and closing costs.

Improvements on the Property: Approximately 56,146 square foot building; 224 parking stalls; landscaping; irrigation system.

General Terms of Sale: The property will be sold in an “as is” condition. Prior to close of escrow, the County will conduct an inspection of the condition of the property. These inspections are being completed and the building is well maintained and it is in good to excellent condition and requires some usual maintenance and upgrades to ensure its future useability.

Condition of Title: The property will be conveyed to the County free and clear of all liens and encumbrances.

Close of Escrow: After close of Escrow, the County will have all rights, title and interest in and to the Property, provided, however, Breuners will lease back the property for 90 days.

Environmental Review. The proposed purchase of real property is categorically exempt from the requirement for the preparation of environmental documents, pursuant to Section 15301 of the CEQA Guidelines. This exemption applies because the County intends to use the existing facilities, and no significant expansion in use is currently planned. Staff requests that the Board authorize A Notice of Exemption to be filed with the County Recorder.

General Plan Consistency. Government Code Section 65402 requires that the Planning Commission make a finding of General Plan consistency. The general plan designation is "commercial" and the property is zoned C-2. At its July 5, 2001 regular meeting, the Stanislaus County Planning Commission made a finding that use of the Salida site as a library is consistent with the County's General Plan.

The location of the proposed Salida Library at 4385 Sisk Road places the site in an area zoned for commercial uses. Locating a library in a commercial zone is consistent with the County's General Plan and the Salida Community Plan. It should also be noted that the Salida Community Plan, adopted by the Board of Supervisors in August of 2000, designates 2,650 acres in the Salida/99 corridor as Planned Industrial. The number of acres set aside for industrial development in Salida is a substantial amount for not only Salida, but for the whole of Stanislaus County. City of Modesto and County staffs are in the process of drafting a business park development plan for the area. The proposed Salida Library site is not in the area designated as planned Industrial.

Easements. The real property purchase agreement will contain provisions relating to two easement issues. The property to the south (currently owned by the Millers Brothers) needs a limited access easement from the south side of the property. The easement will provide limited access across the property. The easement will allow only 25 cars to exit/enter per day. The property owners to the south will also install a key card system at their expense, and maintain the key card system at their expense. The easement owners will indemnify the County from all loss or damage on our property, and name the County as an additional insured on their policy of insurance.

The real property purchase agreement will also contain provisions relating to an easement which benefits the property on north side of the property. This easement was originally granted to give Breuners truck access on the north side of the building. The property owner to the north has asked that the County relinquish its rights to this easement. Since the County needs truck access for library books, staff was not willing to relinquish the easement, but rather, recommends to reduce the easement area by approximately 1/2. Staff is comfortable that 1/2 of the easement area will be sufficient for the County's trucking needs.

Improvements to the Property. Interior building modifications estimated at \$2,350,000 will be required prior to occupancy. Staff will return to the Board for further recommendations relating to the necessary improvements to the Property in late July or early August and for final consideration of the approval of the proposed purchase. Library funding changes will be incorporated in the County budget process.

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CONDITIONAL REAL PROPERTY PURCHASE AGREEMENT FOR THE PURCHASE OF PROPERTY AT
4385 SISK ROAD, SALIDA, CALIFORNIA

Page 7

Note: A copy of the recommended Library Facilities Master Plan is available from the Clerk.

POLICY

ISSUE:

This action is consistent with the Board's Goals of a Safe and Health Community and Multi-Jurisdictional Cooperation.

STAFFING

IMPACTS:

To provide services and to meet customer needs in the buildings listed in the Library Facilities Master Plan, each project will be considered individually in terms of staffing requirements and available resources. Annually, as part of the budget process, Library staffing requirements will be evaluated and analyzed along with other County staffing needs.

Staffing at the Salida Regional Library will begin increasing as the date of the opening nears, scheduled for May of 2002. At full operations, existing technical staff will be transferred from the Modesto Library and approximately 22 new positions will be needed to fully operate the regional library operations. Clearly, expansion of this service will result in increased operational costs, to be funded in part by the 1/8 cent sales tax that supports our library system and in part by increased grant and County funding. As part of the annual budget process the increased costs of operating an expanded library system will be considered.

Stanislaus County
Library Facilities Master Plan

July 2001

Stanislaus County

Library Facilities Master Plan

July 2001

TABLE OF CONTENTS

Introduction	1
Background	1
The 1992 Library Services Plan	2
The 1997 Library Needs Assessment and Facilities Plan	2
Modesto Main Library Needs Planning	3
Preparing For Library Improvements	3
County-Wide Library System Strategy	5
Strategic Findings	6
Population	6
Library Facilities Square Footage	7
Existing Library Facilities	9
Modesto Main Library	9
Branch Libraries	9
Library Facilities Plan	10
Guiding Principles	10
Planning Concepts	11
Branch Libraries	11
Regional Libraries	12
Centralized Library	13
Modesto Main Library	13
Expanded Modesto Facility	13
Relocation of Non-Public Functions Off-Site	14
Expansion of the Modesto Library and Relocation of Technical Services	14
Branch Libraries	14
Summary of Plan Recommendations	16
Operational Costs	16
Appendix A: Existing Library Facilities	18
Appendix B: Proposed Library Facilities Plan.....	19
Appendix C: Facilities Cost Estimate and Possible Timeline	20

Introduction

As the population of Stanislaus County grows and the existing library facilities within the county continue to age, it is necessary to develop a strategy for the systematic improvement and expansion of services. Additionally, the nature and use of public libraries in this county and throughout the country is changing, as reflected in the type of use and the incorporation of new technologies.

This plan outlines the general needs for improvements at existing libraries and sets forth a strategy for incremental expansion to meet the needs of the growing population. This plan provides a list of needs and, where the order of improvements is critical, the sequence of tasks needed to achieve the objectives of the Plan. This Plan identifies the Library needs and goals, and a strategy for development in several specific regions of the county; however, the Plan also recognizes that opportunities for partnering for improvement, expansion or new development of branch libraries may arise based on other development activities and real property availability. This Plan provides a framework for prioritizing these development tasks, but is intended to allow for flexibility in the timing of these improvements as such opportunities arise.

The Library Facilities Master Plan was developed in response to a review of the existing Modesto Main Library renovation needs. A thorough review of the Modesto Main Library conditions and programs revealed a need for significant renovation of that facility, and a need to expand public services and space in that building. The logical next step was to establish a strategy for the entire library facilities network and to analyze alternatives to relocate “non-public” operations from the Modesto Main facility to another library site. As a result, this Plan was created to establish a library facility development and improvement strategy.

Background

Over the past decade, several studies have been conducted to determine the needs for County Library services in Stanislaus County. An original needs assessment report was developed in September 1992 by HBW Associates, Inc. that projected service demands and outlined a service delivery strategy based on development of a system of regional libraries. The report, *A Plan For Change: A 10-Year Services and Finance Plan*, compared the needs of the Stanislaus County Library system with six other County library systems in California and developed recommendations regarding the operations, organization, management and facilities throughout the system.

The 1992 Library Services Plan. The report recommended several improvements to the existing Central Library (or Modesto Library at 1500 I Street in Modesto), in addition to other improvements within the overall County Library system. Recommended improvements to the Modesto Library included:

- Development of a Business, Government and Documents service unit to be located in the lower level of the Modesto Library;
- Reorganize placement of the collections and seating;
- Relocate the main entrance of the building;
- Expansion of the Modesto Library by “pushing” out the existing walls to the column lines on three sides of the building.

The study also recommended development of regional library facilities of 30,000 square feet each to serve the Oakdale/Riverbank/Northeast Modesto area (Northeast region); the Turlock (South region); and the Salida/Pelandale area (Northwest region). Community Branch Libraries were to be expanded in Hughson, Patterson, Oakdale and Waterford. The projected plan anticipated a County population of 610,000 by 2010¹.

The 1997 Library Needs Assessment and Facilities Plan. A planning update study was conducted in December 1997 by Beverley Simmons to assess the County’s existing library facilities and to anticipate future library needs. The principal findings were:

- Stanislaus County will experience strong population growth;
- Community participation identified facilities inadequacies;
- Most current library facilities are inadequate;
- Technology development will increase library use.

The plan recommended that additional space be provided on a regional basis to remedy the shortfall of library space in Ceres, Modesto, Riverbank, Salida, Turlock and Waterford. The present shortfall of space should be addressed in regional facilities by combining the needs of Ceres, Modesto and Salida in sum; and combining the needs of Waterford and Riverbank in a regional facility.

Future library facilities needs driven by population growth should be addressed by developing additional space in Hughson, Newman, Oakdale and Patterson.

¹ The California Department of Finance currently projects Stanislaus County’s total population to reach 585,519 by 2010, growing to 708,950 by 2020.

Basic building improvements are needed to address the accessibility and building systems (heating, ventilation and air conditioning (HVAC); mechanical; electrical; roofing; etc.) issues, but that the existing facilities are large enough to meet projected needs in Denair, Empire and Keyes.

Finally the 1997 plan recommended that new library facility planning be undertaken in the Ceres/Modesto/Salida area, Turlock and in the Waterford/Riverbank area.

Modesto Main Library Needs Planning

Preparing For Library Improvements. In April of 1995 the citizens of Stanislaus County approved a one-eighth cent tax for the purposes of restoring, enhancing and supporting of library services. These funds, to date, have been utilized to maintain and provide *programmatic* improvements to Library services, to restore hours of services and for acquisition of new materials. In order to redefine and prioritize the needed improvements, Vitetta conducted an architectural survey of the Modesto Library facility in May 2000. The needs assessments and operational planning previously conducted was reviewed by the architect and a detailed evaluation and a listing of needs for prioritization was developed.

The evaluation and the list of needs was then reviewed by a committee comprised of the key representatives of the Library staff, Chief Executive Office and the consultant to consider the priorities for resolving the facilities needs within the Modesto Library. The needs could be categorized as either a building improvement or a programmatic improvement, as identified in Exhibit 1 on the next page.

A comprehensive list of recommended improvements is published in *Program of Requirements and Conceptual Planning for the Modesto Library, Stanislaus County, California* dated May 2000 by Vitetta.

It became clear that the most significant programmatic improvements could not be made without first "creating" new space; that is, relocating the Technical Services supporting functions to another location off-site. Relocation of Technical Services could vacate approximately 15,000 square feet within the lower level of the Modesto Library, which could then be renovated for public use. The vacated space would allow for phased relocation and renovation of the balance of the spaces within the Modesto Library. A detailed operational and phasing plan will be developed to maintain an optimum level of service while allowing for an efficient renovation program of construction.

Exhibit 1
Modesto Main Library Improvement Needs

Basic Building Improvements

- Building accessibility
 - Building entrance and access from the parking lot
 - Compliance with the Americans with Disabilities Act of 1990 and improved access
 - Material movement to/from the facility at the loading dock
 - Public access to the lower level of the library
- Building systems functionality
 - Mechanical; electrical; telecommunications; heating, ventilation and air conditioning systems; roofing
 - Upgrade lighting throughout the public areas
 - Structural and seismic safety issues
- Hazardous materials removal
 - Encapsulated asbestos materials abatement during remodeling
 - Removal of lead paint

Programmatic Improvements

- Enlarge public-use spaces
 - Make better use of existing floorspace
 - Maximize usable size of floors (main and lower levels)
 - Relocate non-public functions off-site where practical
 - Renovate public seating and reading areas and public amenities
 - Expand and enhance the circulation desk area and reduce congestion and excessive noise in this area
 - Expansion and enhancement of the Children's services
 - Improve directional and informational signage for the public
 - Expand the Reference and Information area and offices
 - Provide/enhance computer and information access
 - Addition of a public multi-purpose room adjacent to the Children's area and at least two public meeting rooms
 - Addition of a computer lab facility
 - Enhancement of the auditorium and kitchenette/support areas
 - Enhancement of the Literacy program area
- Expand and relocate staff offices and non-public work areas
 - Relocate staff areas within the building to maximize public space
 - Improve staff sight-lines for assistance and security purposes
 - Improve functionality of staff workrooms
 - Enlargement and reorganization of the staff workroom
- Enhance the building security system
 - Specific security improvements for the Stanislaus Local History Room
 - Enhanced security system at building entrance and circulation areas
 - Enhance security access to staff areas

County-Wide Library System Strategy

It was necessary to consider a strategy for long-term development of Library facilities on a countywide basis. Technical Services would be located at one library facility to reduce the number of stops along the distribution route and to maximize staffing efficiency. In order to make space available at the Modesto Library, relocation of Technical Services should occur at whichever new or expanded facility can be made to accommodate these functions.

A strategy session was conducted to develop an overall framework for growth of library services. The objective of the session included an overview of the current volume and status of library facilities and operations. The current inventory of space and budget was reviewed in relation to national standards and comparisons. The focus of service in the County, and the current operational and facility deficiency were both reviewed.

The goal of the strategy planning effort was to identify the current demand for additional facilities, including optimal (general) location of these facilities, and to assign a preliminary budget cost to any new construction or renovation that would result. The operational cost and specific recommendations were discussed, but these will have to be defined as the County formulates a direction and adopts a long-term plan. The framework generated includes priorities for the development of new regional libraries and the addition to or replacement of some of the existing branch libraries.

The participants considered general population trends, current service needs, current demand in use in relation to various existing library service locations. Many options regarding the Modesto Library were reviewed, including renovation, renovation/expansion and full replacement that would be associated with either a new use for the existing building or at a compelling new community complex such as the Gallo Performing Arts Center. The current and future parking issues at the Modesto Library were also considered.

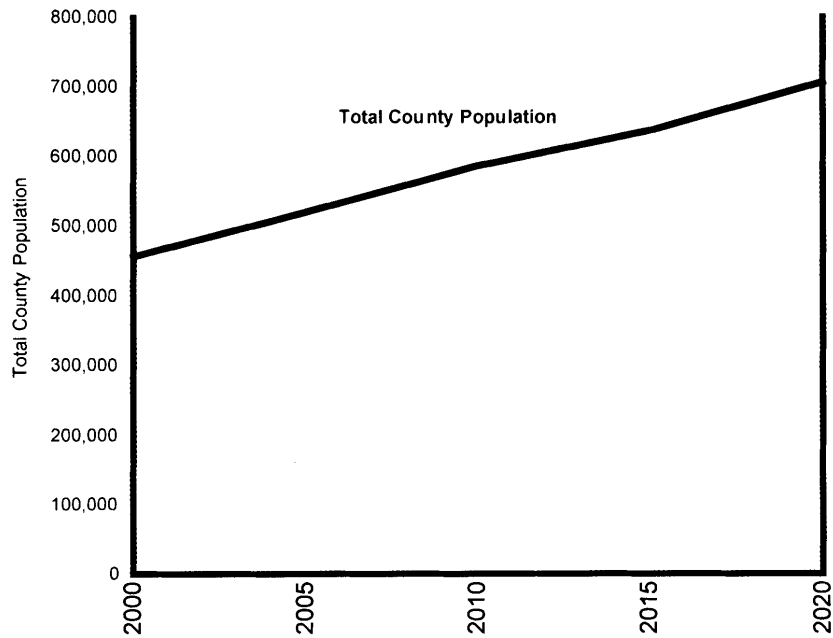
The results of the work and planning efforts include a list of new capital projects, assignment of priority to each project, estimated square footage for two prototype new library facilities and corresponding conceptual cost estimates. The results also include an overall quantification of projected facilities needs as the population grows, including associated costs in current year (2000) dollars. The culmination of this effort is a broad view plan of the existing County Library system and a vision for its growth to meet the objectives of its mission now and over the next twenty years, in other words a Library Facilities Master Plan. This Library Facilities Master Plan can guide the County in its efforts to improve access to library services for the community and strengthen the regional library approach to services throughout the county.

Strategic Findings

Population. The State of California Department of Finance has revised estimates of the projected total population of Stanislaus County as shown in Exhibit 2.

Exhibit 2 Projected Population

Year	Population
2000	459,025
2005	523,558
2010	585,519
2015	644,148
2020	708,950
Chg. 00-20	249,925



Source: California Department of Finance, *Age and Sex Characteristics Detail, 1970-2040*, October, 2000.

Stanislaus County
Library Facilities Master Plan

The California Department of Finance projects the total population of Stanislaus County to increase at an average rate of 2.20% per year from the current 459,025 persons to an estimated 708,950 in 2020. It should be noted that the Department of Finance estimates have consistently under-reported the population count of Stanislaus County.

Library Facility Square Footage. There is no definitive standard for the amount of library space to be provided in a County public library system; however, an industry-standard measure of 0.5 square feet per capita is typically used in library planning studies. According to OCLC Pacific's *Public Library Guidelines*, "The only national standard that exists for estimated public library needs is the Interim Public Library Standards for Small Public Libraries. This 1962 standard has never been rescinded, and calls for a minimum of 0.7 square feet per capita."

For planning purposes, and considering that Stanislaus County's needs support a medium-sized facility standard (rather than a small facility standard) that is distributed geographically over an area of 1,521 square miles, a standard of 0.5 square feet per capita has been used for this analysis.

The Stanislaus County Library system encompasses 101,757 square feet of facilities as of October, 2000, as shown in Exhibit 3. At the current estimated (year 2000) population of 459,025, the existing system provides a total of 0.22 square feet per capita. The 0.5 square feet per capita standard would suggest a need for an inventory of space totaling 229,500 square feet, or 127,756 additional square feet *at the present time*. As the population increases over the next twenty years, the need for library square footage would increase to 292,800 square feet in 2010, and to 354,500 square feet by 2020.

Exhibit 3
Library Facilities and Services*
1975-2000

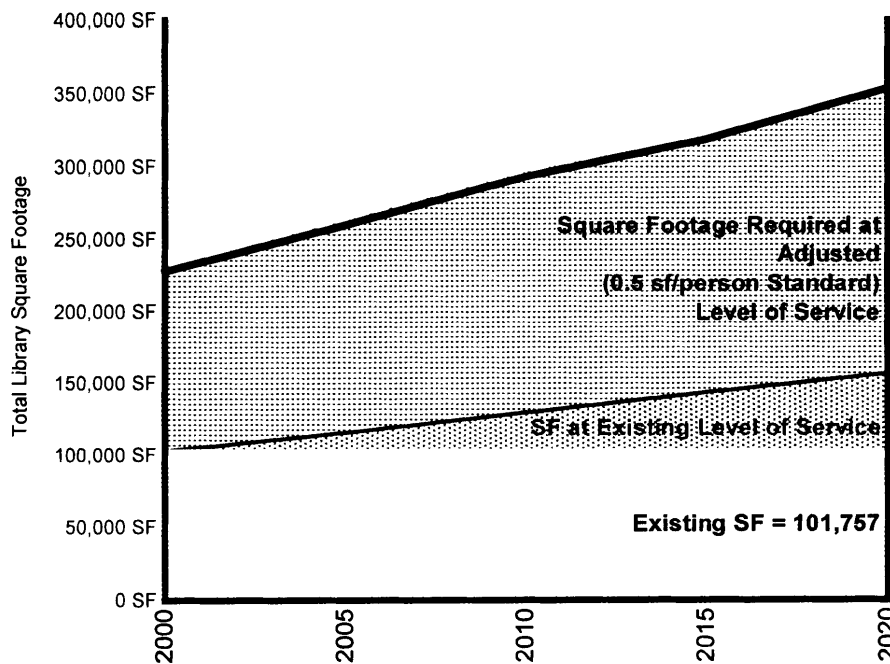
Year	1975	1980	1985	1990	1995	2000
County Total Population	224,577	267,676	301,981	375,089	413,806	459,025
Number of Library Facilities	21	15	15	14	13	13
Total Sq. Ft. of Libraries	105,598	102,907	102,907	102,257	101,757	101,757
Library Sq. Ft. per Population	0.47	0.38	0.34	0.27	0.25	0.22
Total Hours per Week Open	804	463	457	373	541	575
Total Staffing (FTE) (estimated)	135	110	143	121	142	107
Circulation of Materials	1,379,219	1,501,284	1,938,877	1,695,551	1,550,910	1,927,815

The significant growth of population alone will drive substantial increases in needs for library facilities – even if the existing minimum level of service is maintained by providing 0.22 square feet per capita. By 2020, an additional 55,400 square feet would be required at this minimum level of service given the county’s projected growth.

The current and projected square footage requirements based on the current 0.22 square feet per capital and the “standard” 0.50 square feet per capita is shown graphically in Exhibit 4. The exhibit also shows the projected increase in square footage needed to support the existing level of service at 0.22 square feet per capita as the population grows through year 2020.

The existing County Library system space total of 101,757 square feet is shown as a base line (the lower line) in Exhibit 4. At the existing ratio of space to County population (at 0.22 square feet per capita), the square footage would increase to 129,798 square feet in 2010 and to 157,161 square feet in 2020 corresponding to the projected increase in population – at the current “level of service.”

Exhibit 4
Projected Need For Library Space
 County-Wide Demand, 2000-2020



If the square footage standard is increased based on the adjusted level of service of 0.50 square feet per person, the hypothetical total square footage needed currently would be 229,513 square feet – or 127,513 square feet *more* than currently exists in the County’s Library service. As the

county population grows into the future, the needed Library square footage would increase to 292,760 square feet by 2010, and to 354,475 square feet by 2020. This would represent a net increase in space of 252,718 square feet by 2020. The adjusted projections of square footage are displayed in the upper portion of Exhibit 4.

Exhibit 4 demonstrates that the County's Library system is, at present, undersized for the existing service population based on accepted and comparable national guidelines. The proposed plan for Library improvements seeks to increase the level of services offered to users in Stanislaus County.

Existing Library Facilities

Modesto Main Library. The 62,000 square foot Modesto Main Library at 1500 I Street in Modesto is the largest facility in the Stanislaus County system. An additional twelve branch libraries are located throughout the county as shown in the map provided in Appendix A.

Branch Libraries. In addition to the Modesto Library, branch facilities are located in the following communities:

- Ceres
- Denair
- Empire
- Hughson
- Keyes
- Newman
- Oakdale
- Patterson
- Riverbank
- Salida
- Turlock
- Waterford

Library Facilities Plan

A planning committee was established to review the assembled information regarding the condition of existing facilities, the previous planning and needs assessment documents, and the findings of specific needs identified by the Library Planning consultant to discuss alternative planning options. The following principles and objectives were initially established, followed by a listing of proposed projects and, finally, a prioritization and “sequencing” of the needed tasks.

Guiding Principles

Seven principles were identified as the primary considerations for any planning objectives and options. They are:

1) Meet the mission of the County and the Library system

The plan options must be pursuant to the established missions of the County and of the Library system regardless of the additional or subsequent opportunities that may be inherent in planning options. Secondary opportunities may be addressed as individual projects are planned, but should not distract from the primary purposes of providing access to excellent library services countywide.

2) Maximize service to the most customers

Provide access to Library services to all county residents, but first and foremost where those services provide the greatest benefit to the greatest number of potential customers. Where consideration of the location of facilities would be compromised between competing areas of need, Library facilities should be located where the greatest *long-term* benefit could be provided; recognizing that alternative measures may be required in the short-term to otherwise under-served areas. In no case should library facilities be located by a compromise where such a compromise would negatively affect the long-term service delivery of any area.

3) Bring Library facilities and services into compliance with current national standards

The plan objectives must provide a net increase in library space toward meeting the recommended space needs based on existing national guidelines, and for eliminating the existing shortfall of space.

4) Initiate an on-going Library facilities and services plan

Develop a plan that is updated on a regular basis to reflect changing needs and characteristics of Stanislaus County, consistent with the operational planning for Library services.

5) Create an on-going initiative to pursue outside sources of funding for the County Libraries

Establish and enforce an ongoing effort to seek and apply for sources of funding to supplement Library operations. Specific examples may include, but are not limited to, the following sources:

- a) Proposition 14 funds
- b) Private foundations
- c) Federal grants
- d) Other

The Library should specifically pursue supplemental funding opportunities for those projects that further the objectives of this plan. Outside funding opportunities for other types of Library projects (not consistent with this plan) should be reviewed and, if deemed appropriate, the plan implementation tasks should be modified if the long-term planning guidelines are consistent with the established goals of the County and the Library.

6) Pursue partnership opportunities

The Library and the County should actively and continuously seek opportunities to provide enhanced services to the public in the operation and development of Library facilities. This could include the additional development of County services, community facilities and other functions of community interest.

7) Prioritize capital improvement and operational plan in order to best serve the needs of the entire county

The Library system must serve the entire population of the County's diverse geography; however, with practical limitations on the number of facilities and staffing, the location of Library facilities must be prioritized in order of the greatest needs. The vast majority of the county's population resides along the Highway 99 corridor and, more specifically, within the incorporated cities of Modesto and Turlock.

Planning Concepts

Several alternative plan concepts defining methods of development of Library facilities were considered by applying the guiding principals established above.

Branch Libraries. Continuation and expansion of the existing system of small branch libraries was not favored due to their intensive operational and staffing costs and relatively small resources available on-call. The existing branch libraries are typically less than 7,000 square feet in size. Redefining the community library branch standard to a size of 10,000 square feet will enhance library services countywide. Typically, the Branch Libraries are associated with

specific communities, such as Empire, Waterford, Ceres, etc. To provide a greater service, and therefore to attract more users, would require access to larger collections and a full complement of services available only in larger facilities than has been developed in the existing branch system.

Smaller branch facilities continue to serve as an outlet and should be developed in specific areas of need as opportunities for such facilities become available. In these cases, specific branch library opportunities should be considered on a case-by-case basis by weighing the merits and proposed costs of each facility, and the availability of outside funding sources to supplement the operations.

Regional Libraries. Larger regional libraries could be developed to support a greater service population at a higher level of service. For example, by developing fewer facilities (than in a Branch or local library system) it may be possible to develop facilities with more specialized space, larger collections, more staffing resources, more hours of service and greater services than could be practical in numerous branch libraries.

After much discussion, regional libraries of approximately 25,000 square feet each were considered to be an optimum size for maximum service and staffing efficiency. Larger facilities tend to require greater staffing for monitoring, security and administrative purposes; smaller facilities tend to limit flexibility in programmed use of the space, services and collections size. The program space within the regional libraries could be specific to each site and may differ substantially from facility to facility. In any case, each regional library should be developed to be easily modified to add or change programs (literacy, reading groups, children's programs, computer labs, research space, retail/bookshop spaces, etc.) as needed.

Regional libraries would be developed as a *network* to maximize the availability of resources provided at each individual location. Interactive systems to call on services within the system should be provided at each regional facility, rather than to duplicate services at each facility wherever practical. For example, one regional facility could remain the repository of historical records, while each of the other regional facilities could be equipped with systems to review electronic images of scanned historical records. Teleconference or other interactive telecommunication facilities could be provided to assist customers having specialized requests at all regional facilities; although a single specialist may be located at only one of the facilities. Continuation of the concept of a single collection shared by all facilities would be essential.

Collectively, these mid-sized facilities would create a *Regional Library Network* to provide enhanced services on a countywide basis. The service area for each regional library would be larger than that of a branch library. Conceptually, regional libraries would be provided in central county (Modesto); the northwest county (Salida area); south county (Turlock/Keyes area); northeast county (Oakdale/Riverbank and Northeast Modesto areas); and in the south-central county (Ceres/West Modesto areas). In this concept, the west county area (Patterson/Newman/Westley area and the Interstate 5 corridor) would utilize smaller branch libraries due to the limited population density of that region.

Centralized Library. The potential to develop a single, large, central Library facility was dismissed as being too limited in access by the entirety of the County's geography.

Modesto Main Library. The County has had a system of branch libraries in place for many years, although the number of branch facilities has been reduced over the years. The Modesto Library currently serves as the central facility in the County Library network, but is undersized in terms of public service space. To increase the amount of public space in the Modesto Library would require either:

- a) Expansion of the Modesto Library facility; or
- b) Relocation of some of the non-public functions off-site to free space for public use; or
- c) Both a) and b).

In any option for the Modesto Library, another possibility is to "draw down" the service demands of this facility by the creation of other library facilities. At the current time, the limited availability of library services impacts operation of the Modesto Library and exacerbates the need to enlarge the public space. During any phased renovation project, it would be necessary to reduce the service demand on the Modesto Library by providing a reasonably close alternative facility.

Expansion of the Modesto Library facility. The Modesto Library provides a total of 62,000 square feet, of which approximately 37,000 square feet is available for public use. The feasibility of expanding the Modesto Library by extending the usable floor area to the exterior-most line of the columns that define the colonnade surrounding the I Street, 15th and 16th Street sides of the building. In creating this expansion, it would be possible to add office or staff space in a mezzanine area above the perimeter expansion to free additional space for public functions. The renovation could include relocation of the main public entrance to be more accessible from the parking lot, currently at the back of the building. The sorely needed basic building improvements (ADA compliance, remodeling of restrooms, removal of hazardous materials, lighting improvements, etc.) would be conducted as part of the overall expansion project. The estimated cost of the renovation and expansion project at the Modesto Library is estimated at \$9,844,000 (in 2000 dollars).

Renovation of this library would include abatement and removal of presently encapsulated hazardous materials; structural and mechanical system upgrades; relocation of staff areas and reconfiguration of public spaces. The renovation work would likely be achieved at least expense and in the shortest timeframe possible if the Modesto Main Library were to be closed during the construction process. This facility is the centerpiece of Library services for Stanislaus County, and a phased renovation project must be considered where portions of the Library would be closed for remodeling, leaving the balance of the facility open to the public. A detailed operational and phasing plan will be developed to maintain an optimum level of service while allowing for an efficient renovation program of construction.

Relocation of Non-Public Functions Off-Site. This concept would require development of space for support functions at another location, preferably at the site of another library facility. The most likely candidate for relocation would be the Technical Services component. Technical Services provides the acquisition, preparation, cataloging, repair, culling and control of the collection. The Technical Services function requires approximately 15,000 square feet of space.

In this concept, Technical Services space would be developed within another Library facility – presumably a new facility (since no existing facility could accommodate Technical Services.) Upon relocation of Technical Services, the vacated space in the Modesto Library would be renovated to provide greater public accessibility and suitable areas for library programs and services. Including the cost of basic building renovations on the first floor, the conversion of the existing Technical Services spaces on the lower level of the Modesto Library would cost an estimated \$6,171,800 (in 2000 dollars.) The cost of the new Technical Services space would be an additional expense.

If an initial Regional Library facility is developed prior to remodeling of the Modesto Main Library, it may be possible to temporarily relocate the library materials, shelving, computers and staff to the Regional Library during renovation of the Modesto Main facility. If the Regional Library project and the Modesto Main Library renovation project were timed sequentially, initial staffing and equipment costs for the expanded library services would be incurred upon re-opening of the Modesto Main Library. This approach could delay initial start-up costs for operation of the new regional library and would simplify the construction process, but it would also postpone expansion of the public services.

Expansion of the Modesto Library and Relocation of Technical Services. Both objectives could be achieved within the renovation planning for the existing Modesto Library at an estimated cost of \$9,844,000 (in 2000 dollars). This cost would require a slightly different renovation of the lower level space than in option a).

Branch Libraries. The branch libraries are located in a variety of types of facilities, including County-owned buildings, leased spaces and one school/public library partnership. Locally-accessible library facilities to serve specific geographic areas are and will continue to be developed to meet identified needs within specific communities in addition to the proposed larger, full-service regional library network. Branch libraries provide a valuable service to the county's larger geographical area that may not have ready access to regional facilities located nearer the more heavily populated areas.

Branch libraries can also be developed more easily as opportunities arise for partnering with cities, schools and other community services.

Ideally, each Branch Library facility would include a library space of approximately 10,000 square feet and a community/meeting space of approximately 5,000 square feet, dependant upon specific local needs. Most of the existing branch library facilities are undersized or are in need or renovation.

This plan recommends the development of a regional library network with initial facilities in Salida and in Turlock. Development of the Regional Library in Salida would eliminate the need for the existing leased Salida Branch Library facility. The Plan recommends replacing the current branch library with a regional library.

Continued development of the branch library network is recommended to occur *independent* of the development of the regional libraries except in Salida and Turlock as described above. Development of branch libraries can be described generally in order of need, based on the demand for services and the condition and size of the existing facilities; however, overriding consideration of opportunities for community partnerships in those areas not served by regional libraries should be made. Notwithstanding those opportunities that may arise, priorities for continued development of the branch library systems are:

- a) West County/Patterson Expand the existing Branch Library at 46 North Salado in Patterson; or develop a new replacement Branch Library facility to possibly serve both Patterson and Newman.
- b) Waterford Branch Develop a larger branch library facility to replace the existing library at 324 E Street.
- c) Oakdale Branch Renovate and expand the Oakdale Branch Library at 151 South First Avenue.
- d) Newman Branch Expand the facility located at 1305 Kern Street *if* a new branch facility is not developed to serve both Newman and Patterson (in "a" above.)
- e) Riverbank Branch Develop a new branch library facility to replace the existing Branch Library at 3442 Santa Fe Avenue.
- f) Empire Branch Develop a new, permanent facility to replace the existing modular structure located at 18 South Abbie Street.
- g) Denair Branch Develop a new branch library facility to replace the existing Branch Library at 4801 Kersey Road.
- h) Keyes/North Turlock Develop a new Branch Library facility.

The continued development of the branch libraries will compliment the Regional Library network. Expansion and development of new branch facilities will service the projected growth in population through the next twenty years.

Summary of Plan Recommendations

This Library Facilities Master Plan recommends a phased expansion and renovation of the existing Library system using a new network of Regional Libraries to support the existing branch libraries in smaller communities throughout the county.

The development of the first of the proposed Regional Libraries will provide an alternative service location during renovation of the Modesto Main Library. This reduced "demand", coupled with possible relocation of the Library's Technical Services unit to the first Regional Library, would allow for expansion of the public areas at 1500 I Street.

Regional Libraries are needed in the Northwest area (Salida area), in the Turlock area and in the Northeast area (Oakdale/Riverbank/N.E. Modesto) within the next ten years. Over the longer term, another Regional Library in the Southwest Modesto/Ceres area will be needed. Each of the proposed Regional Library facilities would include 25,000 square feet of Library services, plus an additional 5,000 square feet of shared community-use (meeting, office and support) space. The Library Technical Services unit would require 15,000 square feet at the first of the Regional Library locations.

The existing system of branch libraries would remain, but would be expanded and/or systematically renovated as local opportunities and funding permit. Ideally, new or renovated branch libraries would include approximately 10,000 square feet of library services and 5,000 square feet of community use space.

The proposed library facilities are plotted on a map in Appendix B. A schedule of facilities and estimated costs is provided in Appendix C. The schedule in Appendix C provides a summary of the estimated current (2001) cost of library facilities capital development and a proposed development schedule, but does not include the operational cost of the expanded Library system.

Operational Costs.

In addition to the projected capital facilities development costs estimated in Appendix C, each proposed new facility will require staffing and materials, and will incur operational costs. The proposed new larger Regional Library facilities will expand the existing Library network, and therefore require a significant initial setup expense. The Branch Libraries would be systematically upgraded and expanded; therefore the operating costs estimated in Exhibit 5, below, represent *additional cost* beyond the current expense of branch operations. Costs for the branch facilities would vary substantially depending on the actual implementation plan selected and the project timeline.

Facilities Master Plan for the
Stanislaus County Library

Exhibit 5
Typical Regional and Branch Library Operating Costs
 Per Facility, Year 2001 Cost Estimate

Regional Library (New Facilities)

	Start-Up	On-Going
Staffing		
Full-time Equivalent Positions	\$925,000	\$925,000
Library Materials		
Books/Collections/Electronic Media	\$700,000	\$310,000
Computer/Electronic Equipment	\$820,000	\$0
Furniture, Fixture and Equipment		
Furnishings, shelving, computer workstations	\$1,050,000	\$0
Utilities and Janitorial Services	\$0	\$235,200
Other Operating Expenses	\$0	\$85,000
Total Estimated Operational Costs	\$3,495,000	\$1,555,200

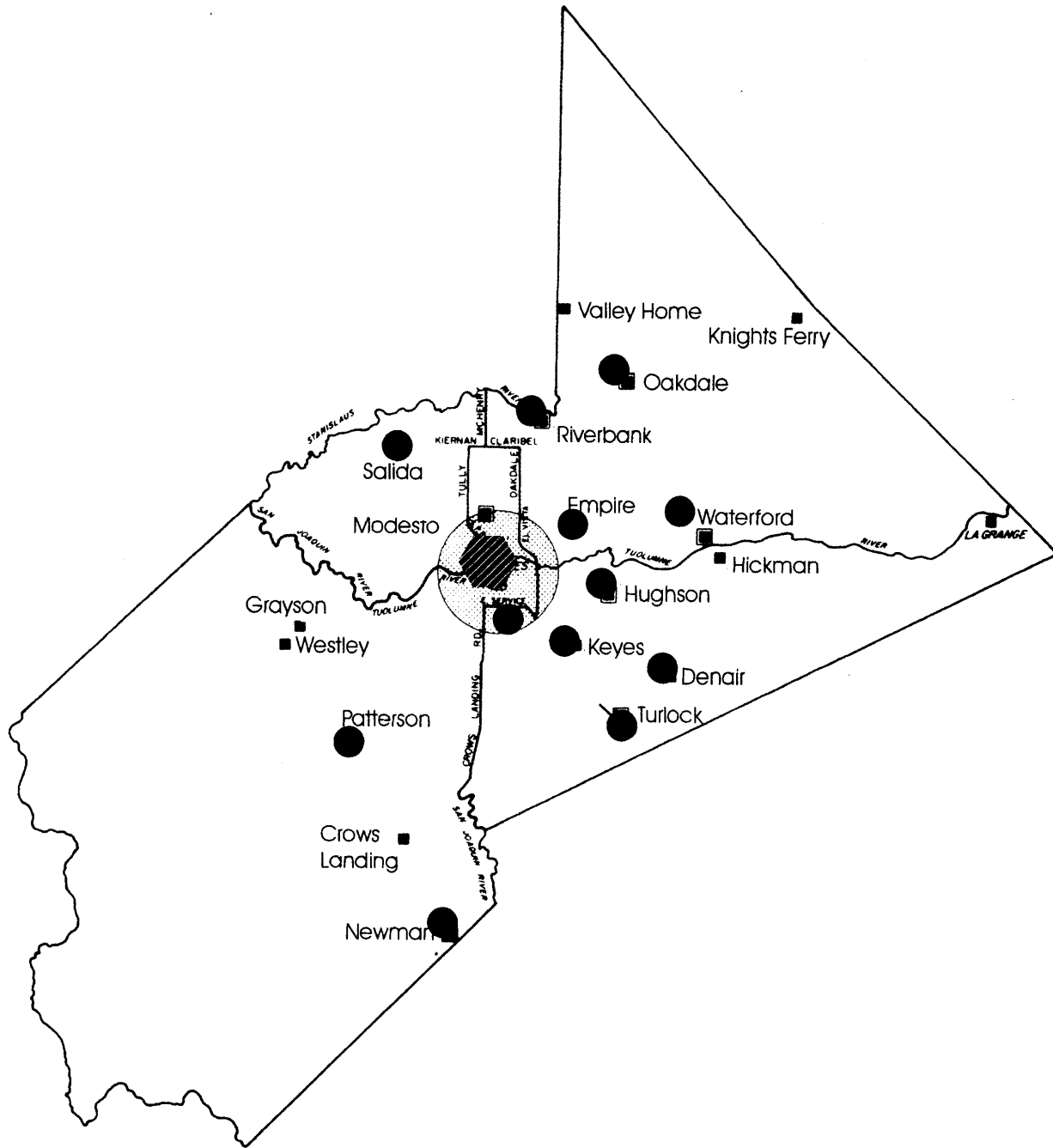
Branch Libraries (Replaces/Expands Existing Facilities)

	Start-Up	On-Going
Staffing		
Full-time Equivalent Positions	\$200,000	\$200,000
Library Materials		
Books/Collections/Electronic Media	\$175,000	\$50,000
Computer/Electronic Equipment	\$200,000	\$10,000
Furniture, Fixture and Equipment		
Furnishings, shelving, computer workstations	\$350,000	\$5,000
Utilities and Janitorial Services	\$63,000	\$63,000
Total Estimated Operational Costs	\$988,000	\$328,000

Summary of Proposed Facility Operational Costs

	Start-Up Cost	On-Going Cost
Northwest Regional Library	\$3,495,000	\$1,555,200
Modesto Main Library	(existing)	(existing)
Northeast Regional Library	\$3,495,000	\$1,555,200
South Regional Library	\$3,495,000	\$1,555,200
Mid-County Regional Library	\$3,495,000	\$1,555,200
Patterson Branch Library (Replace/Expand*)	\$494,000	\$164,000
Oakdale Branch Library (Replace/Expand*)	\$494,000	\$164,000
Newman Branch Library (Replace/Expand*)	\$494,000	\$164,000
Riverbank Branch Library (New)	\$988,000	\$328,000
Empire Branch (New)	\$988,000	\$328,000
Denair Branch (New)	\$988,000	\$328,000
Keyes/Turlock Branch (New)	\$988,000	\$328,000
Wateford Branch Library (Replace/Underway)	\$494,000	\$164,000

Appendix A Existing Library Facilities

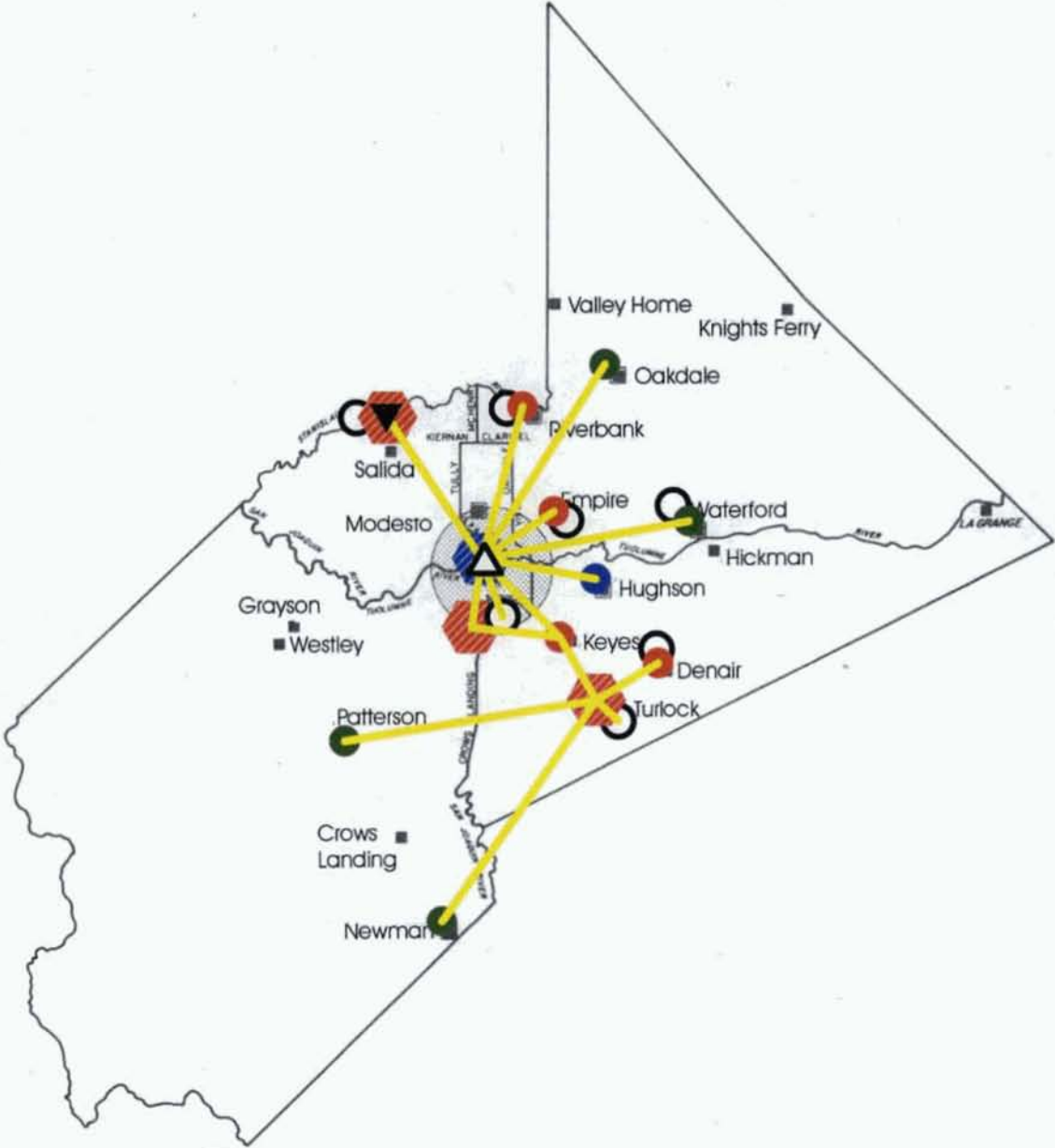









Existing Regional Library Facility



Existing Branch Library Facility

Appendix B Proposed Library Facilities Plan



- | | | | |
|---|---|---|---|
|  | Existing Regional Library Facility |  | Existing Branch Library Facility to remain |
|  | New Regional Library Facility |  | Existing Branch Library Facility to be renovated/
expanded |
|  | Regional Library Support Network |  | Existing Branch Library to be replaced |
|  | Existing/New Technical Support Services |  | New Branch Library Facility |

Facilities Master Plan for the
Stanislaus County Library

Appendix C Facilities Cost Estimate and Possible Timeline

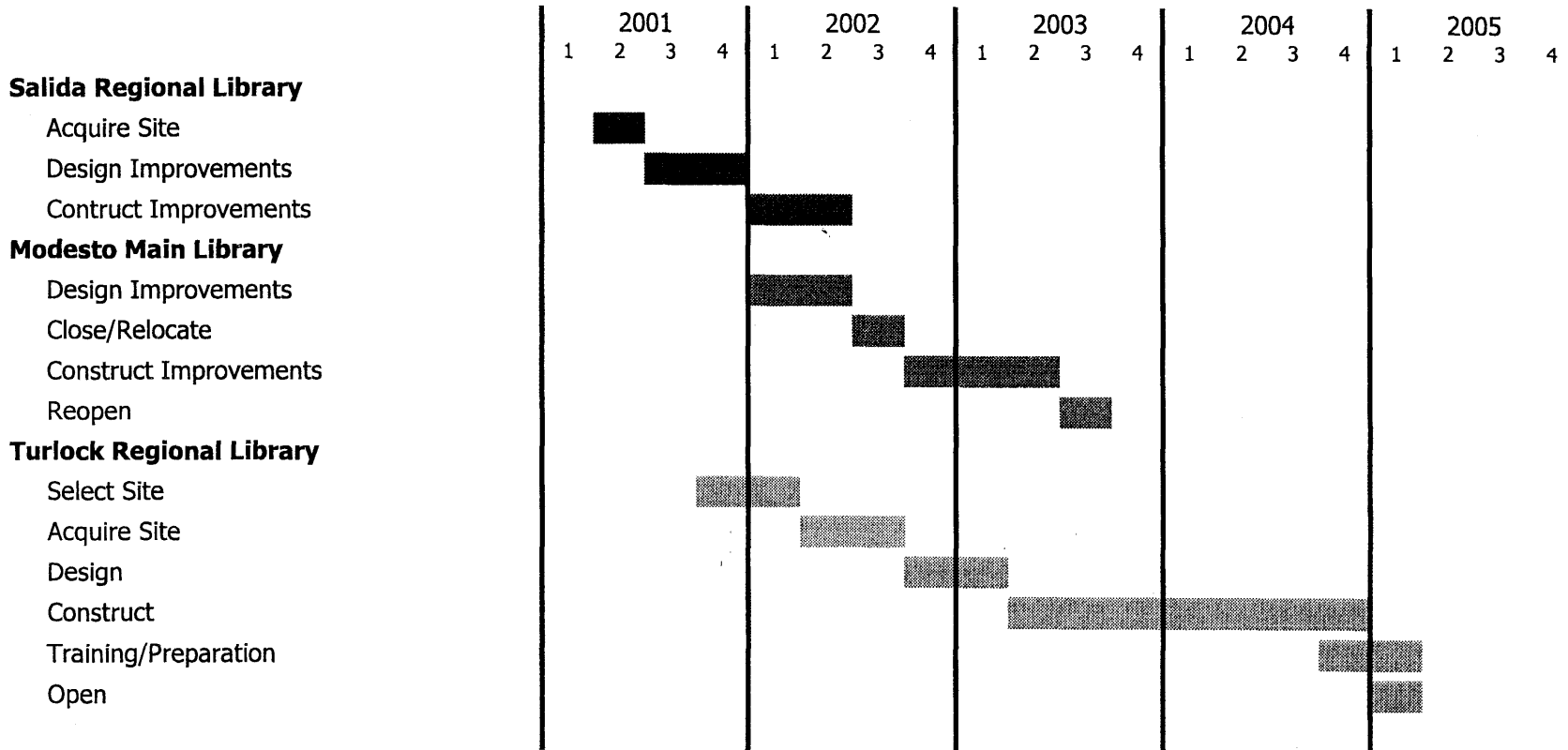
Task	Description	Quantity		Project Est. Cost	Total
1. Develop Northwest Regional Library Facility					
1a	Acquire	Site in Northwest County (In/near Salida) for a NW Regional Library facility	3.5 Acres		
		Northwest Regional Library facility:			
		Regional Library	25,000 SF	\$6,650,000	
		Community Meeting Space	5,000		
		Library Support Services Space	15,000		
			<u>45,000 SF</u>	<u>\$6,650,000</u>	
2. Renovate Modesto Main Library Facility					
2a	Relocate	Library Support Services from Modesto Branch to Northwest Regional Library facility	15,000 SF	\$75,000	
2b	Remodel	Modesto Main Library (no expansion)	62,000 SF	6,800,000	
Subtotal, Tasks 1+2					\$13,525,000
3. Develop South Regional Library Facility					
3a	Acquire	Site in South County (In/near Turlock) for a South Regional Library facility	3.0 Acres	\$225,000	
3b	Construct	South Regional Library facility:			
		Regional Library	25,000 SF	\$5,775,000	
		Community Meeting Space	5,000		
			<u>30,000 SF</u>	<u>\$5,775,000</u>	
Subtotal, Task 3					\$6,000,000
4. Develop Northeast Regional Library Facility					
4a	Acquire	Site in Northeast County for a NE Regional Library facility	3.0 Acres	\$225,000	
4b	Construct	Northeast Regional Library facility:			
		Regional Library	25,000 SF	\$5,775,000	
		Community Meeting Space	5,000		
			<u>30,000 SF</u>	<u>\$5,775,000</u>	
Subtotal, Task 4					\$6,000,000
5. Develop Mid-County Regional Library Facility					
5a	Acquire	Site in/near South Modesto/Ceres for a Mid-County Regional Library facility	3.0 Acres	\$225,000	
5b	Construct	Mid-County Regional Library facility:			
		Regional Library	25,000 SF	\$5,775,000	
		Community Meeting Space	5,000		
			<u>30,000 SF</u>	<u>\$5,775,000</u>	
Subtotal, Task 5					\$6,000,000

Facilities Master Plan for the
Stanislaus County Library

Appendix C – (Continued)

Task	Description	Quantity		Total Project Est. Cost	Total
Branch Library Development Program					
Construct	Patterson Branch Library (new or expansion) Branch Library Community Meeting Space	10,000	SF		
		5,000		\$3,200,000	
		<u>15,000</u>	SF	<u>\$3,200,000</u>	\$3,200,000
Construct	Oakdale Branch Library (expansion/renovation) Branch Library Community Meeting Space	10,000	SF		
		5,000		\$3,200,000	
		<u>15,000</u>	SF	<u>\$3,200,000</u>	\$3,200,000
Construct	Newman Branch Library (new or expansion) Branch Library Community Meeting Space	10,000	SF		
		5,000		\$3,200,000	
		<u>15,000</u>	SF	<u>\$3,200,000</u>	\$3,200,000
Construct	Riverbank Branch Library (new) Branch Library Community Meeting Space	10,000	SF		
		5,000		\$3,200,000	
		<u>15,000</u>	SF	<u>\$3,200,000</u>	\$3,200,000
Construct	Empire Branch Library (new) Branch Library Community Meeting Space	10,000	SF		
		5,000		\$3,200,000	
		<u>15,000</u>	SF	<u>\$3,200,000</u>	\$3,200,000
Construct	Denair Branch Library (new) Branch Library	5,000	SF		
		<u>5,000</u>	SF	<u>\$1,100,000</u>	\$1,100,000
Construct	Keyes/Turlock Branch Library (new) Branch Library Community Meeting Space	10,000	SF		
		5,000		\$3,200,000	
		<u>15,000</u>	SF	<u>\$3,200,000</u>	\$3,200,000

Cost and Schedule Estimates



***Stanislaus County
Library***

Facilities Master Plan

July 2001

*Preliminary Capital Improvement
Projects (FY 2001-2004)*

Salida Regional Library / Salida Collaborative Plan

Downtown Facilities Plan Implementation

Grayson Park & Community Resource Center

12th Street Parking Garage

Waterford Partnership Facility

Gallo Performing Arts Center

District Attorney Office Facility

Modesto Main Library Renovation

Main Courthouse Expansion

Turlock Regional Library

Library Planning Process

1992 *Library Services Plan*, HBW Associates

Facilities and Services Plan for Modesto Main Library

1997 *Needs Assessment & Facilities Plan*, Beverley Simmons

Updated Facility Needs for Entire Library System

2000 *Library Facility Assessment*, Vitetta Inc.

Facility Program and Improvement Assessment

2001 Facilities Master Plan

Implementation Plan

Library Plan Guiding Principles

- 1. Meet the Mission of the County and the Library System**
- 2. Maximize Service to the Most Customers**
- 3. Comply With National Standards for Library Facilities**
- 4. Initiate an On-Going Library Facilities and Services Plan**
- 5. Pursue Outside Funding**
- 6. Pursue Partnerships and Opportunities**
- 7. Prioritize Capital Improvements & Operational Plan**

Historical Library Services

Year	1975	1980	1985
County Total Population	224,577	267,676	301,981
Number of Library Facilities	21	15	15
Total Sq. Ft. of Libraries	105,598	102,907	102,907
Library Sq. Ft. per Capita	0.47	0.38	0.34
Total Hours per Week Open	804	463	457
Total Staffing (FTE) (estimated)	135	110	143
Circulation of Materials	1,379,219	1,501,284	1,938,877

Year	1990	1995	2000
County Total Population	375,089	413,806	459,025
Number of Library Facilities	14	13	13
Total Sq. Ft. of Libraries	102,257	101,757	101,757
Library Sq. Ft. per Capita	0.27	0.25	0.22
Total Hours per Week Open	373	541	575
Total Staffing (FTE) (estimated)	121	142	107
Circulation of Materials	1,695,551	1,550,910	1,927,815

Existing Library Facilities

Modesto Main Library

Salida Branch Library

Denair Branch Library

Oakdale Branch Library

Turlock Branch Library

Riverbank Branch Library

Newman Branch Library

Empire Branch Library

Patterson Branch Library

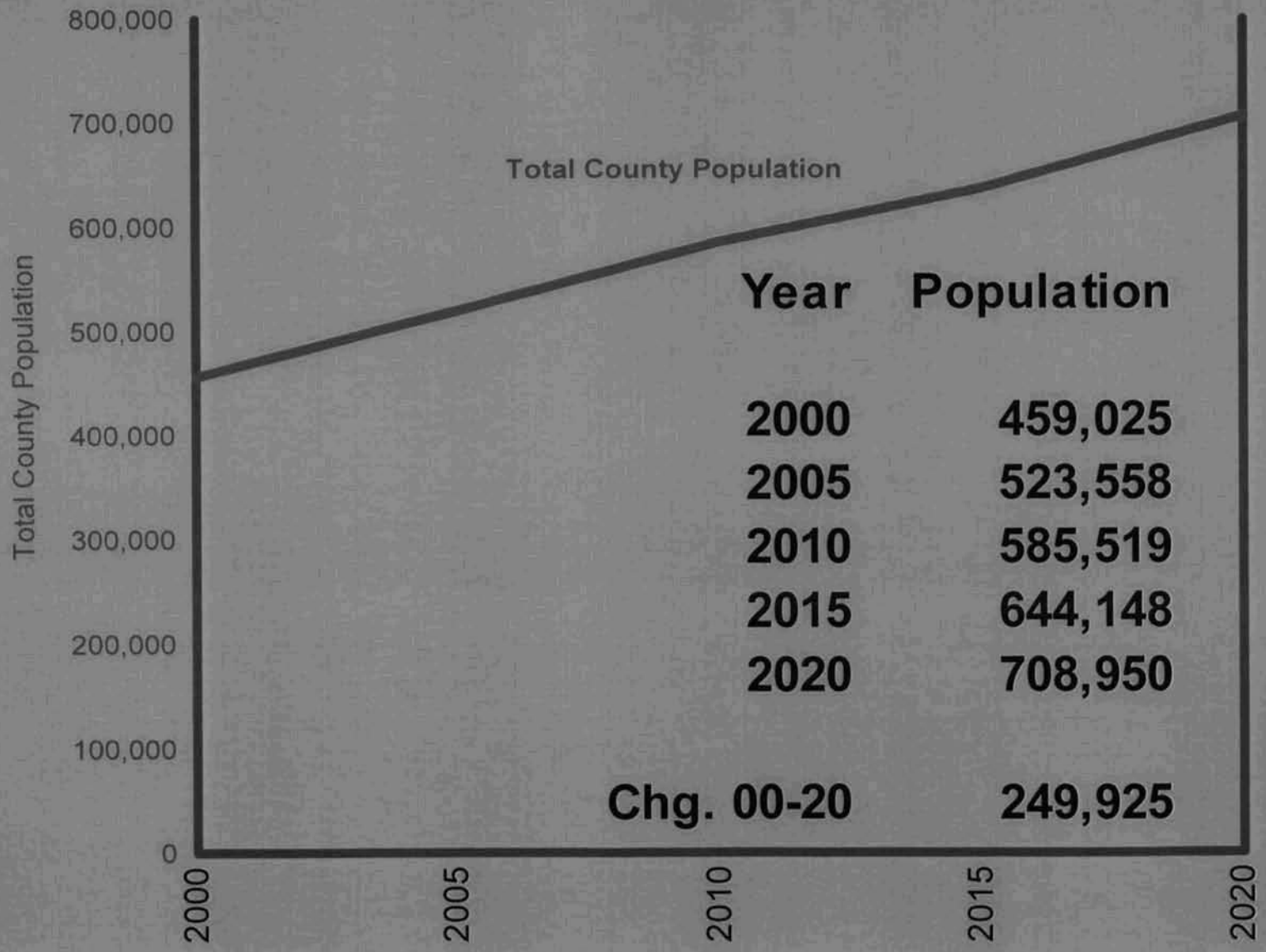
Waterford Branch Library

Keyes Branch Library

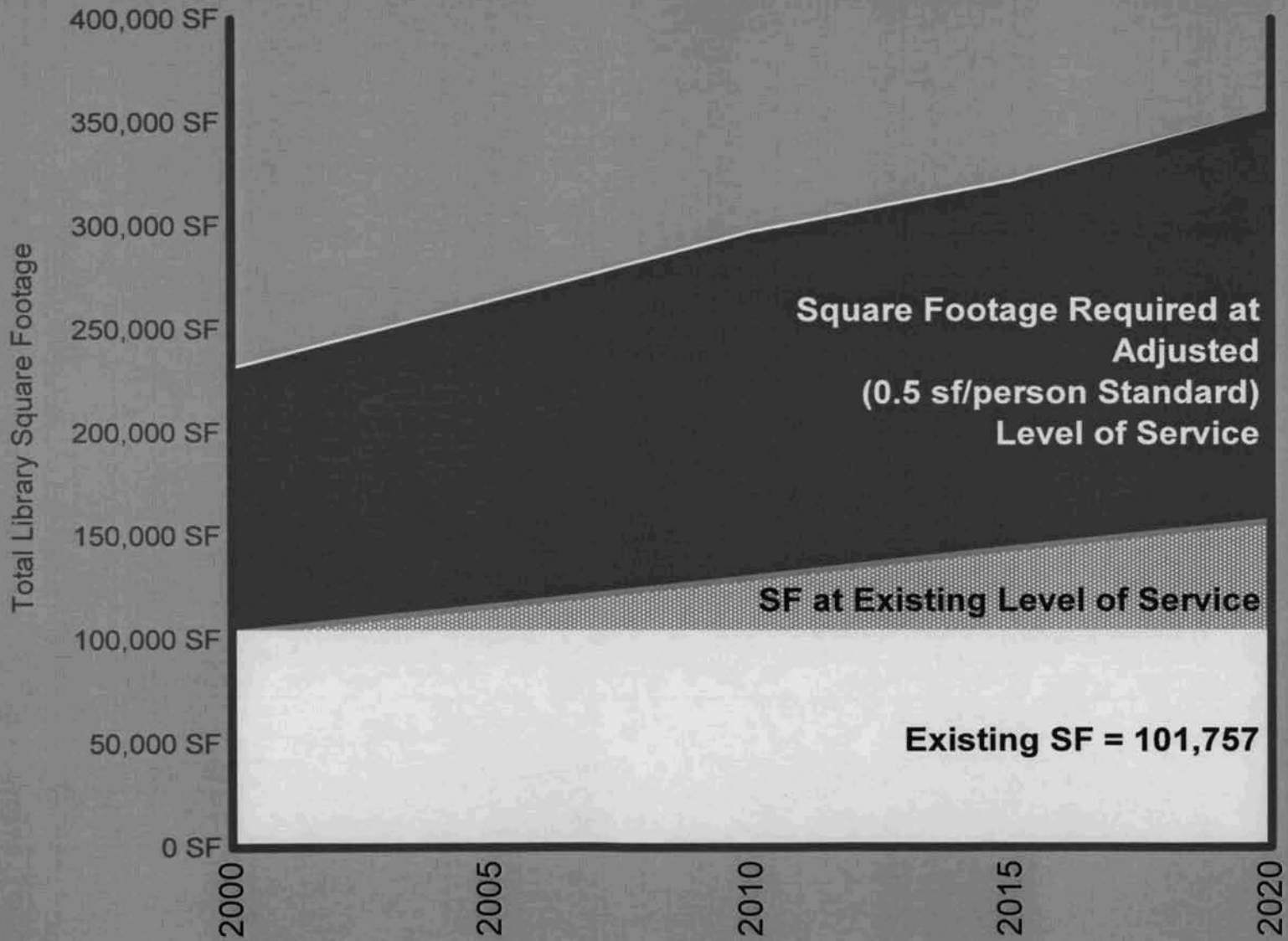
Ceres Branch Library

Hughson Branch Library

Projected Population



Projected Need for Library Space



Library Facilities Plan

Modesto Main Library Renovate

Regional
Salida Branch Library

Oakdale Branch Library

Riverbank Branch Library

Empire Branch Library

Waterford Branch Library

Ceres Branch Library

Denair Branch Library

Regional
Turlock Branch Library

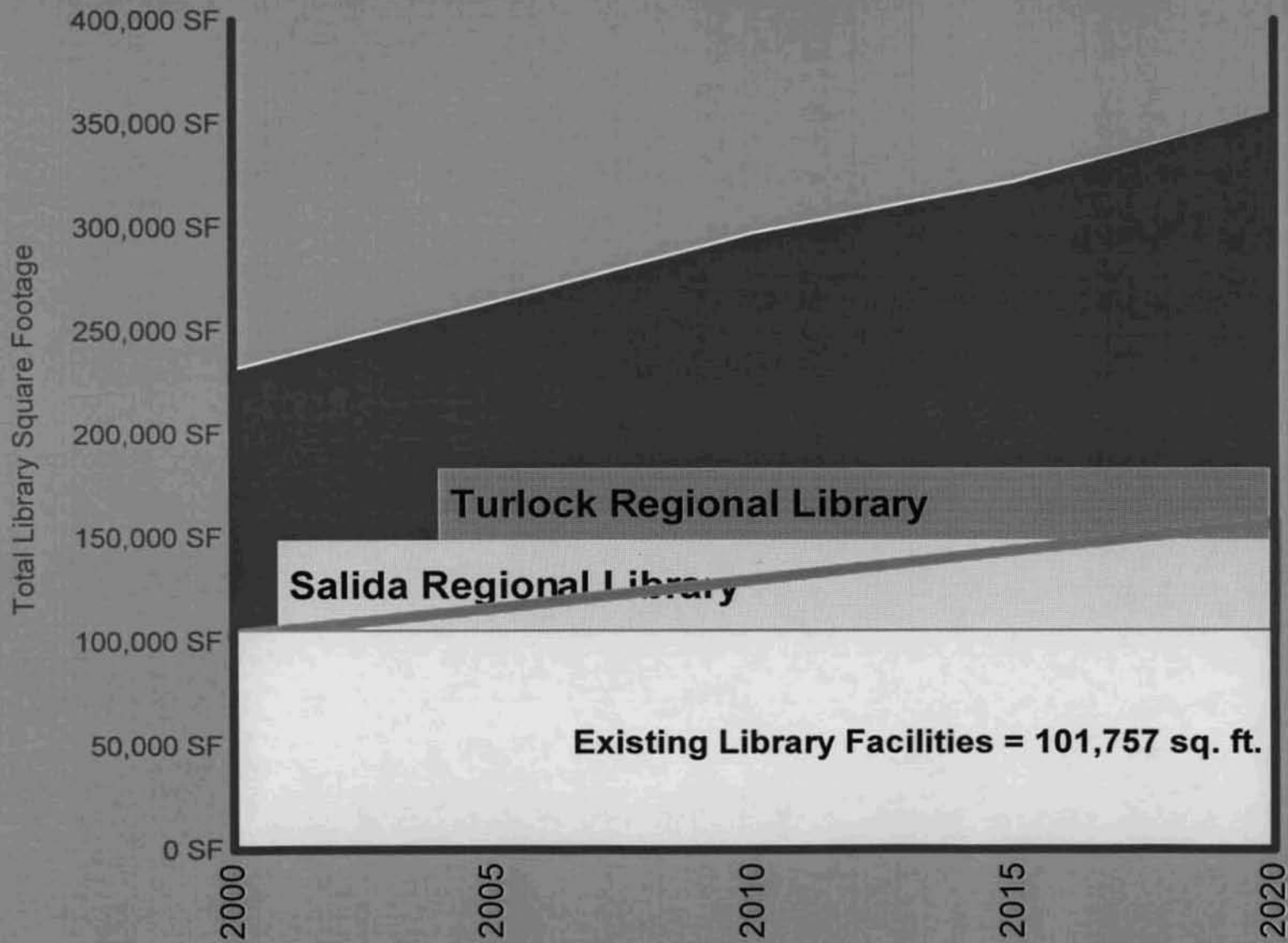
Newman Branch Library

Patterson Branch Library

Keyes Branch Library

Hughson Branch Library

Library Facilities Master Plan



Recommendations

- **Approve the Stanislaus County Library Facilities Master Plan**
- **Authorize the CEO to Purchase Property at 4385 Sisk Road in Salida**
- **Authorize CEO to Complete Due Diligence**
- **Authorize the CEO to Publish Notice of Intent to Purchase Real Property**
- **Find Purchase and Use of Property is Exempt from CEQA**
- **Authorize the CEO to Include the Library Facilities Master Plan Into the County's Overall Financial Model and Debt Planning Process**

MICHAEL A. REIN
TERESA VIG REIN
KIMBERLY W. RINGER

REIN & REIN
A PROFESSIONAL LAW CORPORATION

715 14TH STREET
MODESTO, CA 95354

PHONE: (209)544-3688
FAX: (209)544-3695
Rein.andRein@pacbell.net

BOARD OF SUPERVISORS
2001 JUL 10 P 3:02

FAX TRANSMITTAL MEMO

DATE: 7/10/01

TO:	FAX #:
<u>Patricia Hill Thomas</u>	<u>525-4033</u>
<u>Tim Fedorcbak</u>	<u>525-4385</u>
<u>Christine Ferraro Tallman</u>	<u>525-4410</u>

FROM:	<u>Michael A. Rein, Esq.</u>	<u>Lori R. Paul</u>
	<input checked="" type="checkbox"/> <u>Teresa Vig Rein, Esq.</u>	<u>Megan Durham</u>
	<u>Kimberly W. Ringer, Esq.</u>	

RE: Broaders follow-up to July 10, 2001 Agenda Item # B29

ENCLOSED PLEASE FIND: Notice of Intent
To Purchase Real
Property

- | | |
|--|---|
| <input checked="" type="checkbox"/> For your information/files | <u> </u> Please call to discuss |
| <u> </u> In accordance with your request | <u> </u> Hard copy will follow by: |
| <u> </u> For your review and comments | <u> </u> U.S. 1 st Class Mail |
| <u> </u> For your approval | <u> </u> Overnight Mail |

COMMENTS: _____

TOTAL PAGES, INCLUDING THIS TRANSMITTAL: 3
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MICHAEL A. REIN
TERESA VIG REIN

REIN & REIN
A PROFESSIONAL LAW CORPORATION

(209)544-3688
FAX: (209)544-3695

715 14TH STREET
MODESTO, CA 95354

FAXED

FAX MEMO

July 10, 2001

<i>To: Recipient</i>	<i>Phone Number</i>	<i>Fax Number</i>
Esther Jimenez Modesto Bee	578-2222 578-2049	578-2046
<i>From: Terry Rein</i>	<i>(209)544-3688</i>	<i>(209)544-3695</i>

RE: Notice of Intent to Purchase Real Property

ENCLOSURES: Notice

TOTAL PAGES, INCLUDING THIS PAGE: 2

REMARKS: Esther, please publish the attached Notice of Intent to Purchase Real Property in accordance with Government Code Section 6063 (once a week for three successive weeks). Please charge the publication costs to Stanislaus County CEO's account, Acct. # 51128800.

If you have any questions, please do not hesitate to call. Thanks!!!

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B-29
7/10/01

**NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
PURSUANT TO GOVERNMENT CODE SECTION 25350**

NOTICE IS HEREBY GIVEN that on August 7, 2001, commencing at 9:00 a.m., the Board of Supervisors of Stanislaus County will take action concerning the purchase of the following real property:

Property: 4835 Sisk Road, Salida, CA (APN 135-42-22)

Vendors: Millers (Owners)
JBC Realty (Tenant)
Breuners (Subtenant)

Price: \$4,200,000 (plus closing costs)

Publication of this notice shall be once a week for three successive weeks, pursuant to Government Code Section 6063.

Dated: July 10, 2001

Reagan M. Wilson
Chief Executive Officer
Stanislaus County