

FACILITY SUMMARIES



Fair Oaks Library



Fair Oaks Park

BRANCH SUMMARY

Despite being somewhat undersized, the Fair Oaks Library generally serves its community well. The 1976 building is due for renovation and renewal of building systems. An expansion of the building at the time of renovation is recommended to enable the building to continue to serve this community.

COMMUNITY

Fair Oaks is an established, built-out community in northeast Sacramento County, east of Carmichael and southwest of Orangevale. Library staff report that families with small children and seniors make up a significant proportion of customers of the Fair Oaks Library.

SITE

The library is located at the top of a sloped site, close to shopping and schools as well as adjacent to Fair Oaks Park. Despite its location convenient to community amenities, neither the library building nor any identifying signage is visible from the street. Site circulation is confusing due to an adjacent commercial driveway, and fast-moving traffic on Fair Oaks Boulevard makes it difficult to exit the site. Parking is generally adequate except during large events in the adjacent park. Security problems such as vagrant activity can spill over onto the library site from the adjacent park.

BUILDING

Many of the systems in the 30-year-old, 12,000 square foot building are reaching the end of their useful service life, including the roof and the electrical system. Exterior siding is damaged in some locations. The mechanical system has been upgraded but improper zoning of the HVAC

Service	Current
Service Area Population	47,558 pop
Year Facility Constructed	1976
Collection Size	78,433 volumes
Reader Seats	75 seats
Public Computers	13 computers
Community Room	75 seats
Group Study Seats	0 seats
Building Size	12,000 sq. ft.

FACILITY SUMMARIES

causes problems that impact the comfort of both customers and staff in both summer and winter months.

The lobby area is a two-story atrium space that connects both the inner and outer lobby. Noise from this area often echoes and travels into both the adjacent children's area as well as the adult new books and circulation area. There are also problems with visibility from the staff points into the children's room (the view is across the lobby into the children's area and is blocked by columns and corners) as well as some of the adult and teen areas. Natural light is fairly even throughout the library given the orientation of the library on its site.

LIBRARY SERVICES

The Fair Oaks Library's 78,000 volume collection includes materials in English, Spanish, Russian, Chinese, and Farsi. Fiction, children's materials, DVDs, and new releases are particularly popular. The shelving throughout the facility, and especially in the children's area, is at capacity; children's shelving is higher than desired due to the need to house enough materials to meet demand.

The 75-person community room is too small to accommodate the demand for library and community programs in Fair Oaks. Children's programs can attract as many as 120 children making back-to-back repeats of programs necessary to accommodate all interested in a single program. The community room is also used for literacy tutoring and Friends book sorting when not in use for programs.

Public access computers include 13 workstations. The demand for computer access at the library is not as high at this branch as in other areas but is still high and consistent. Due to the lack of space in the children's area, the children's computers are placed in an open floor area and have wiring exposed to people moving through the space.

There is a teen area, although, due to the layout of the adult space, it is not as spatially defined as desired; it also does not have clear surveillance from the staff points. Although approximately one-fourth of circulation is done through the library's self-checkout station, the queuing area is confusing to customers and could be made more efficient and intuitive.

The Fair Oaks Branch Friends of the Library is highly active, boasting more than 100 members. The Friends have an ongoing sale area in the library lobby.



Lobby lacks acoustic control



Not enough space for needed technology



Community Room

FAIR OAKS

FACILITY RECOMMENDATIONS

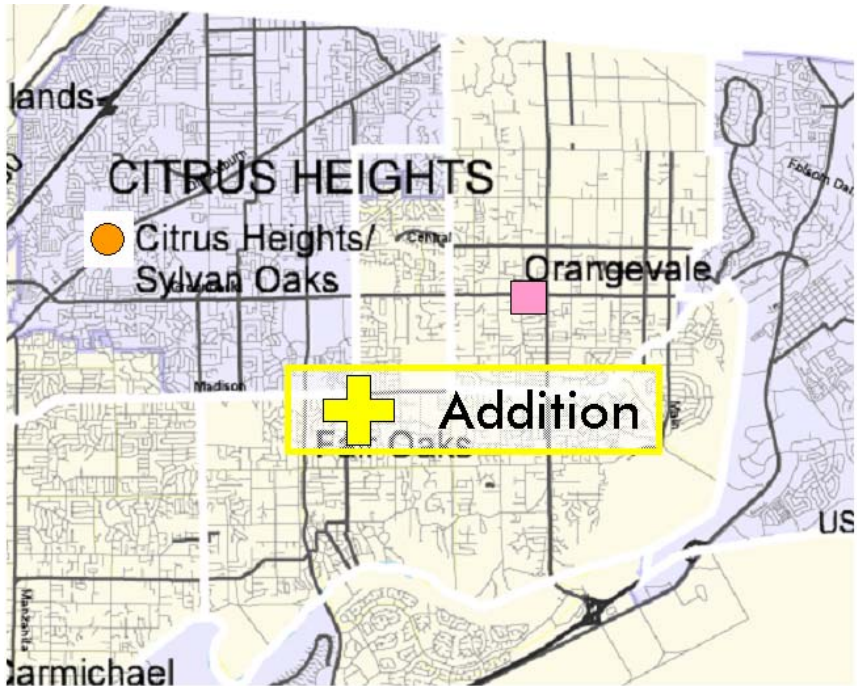


Fair Oaks Library

RECOMMENDATIONS

The Fair Oaks area is mostly built-out, with minor population growth anticipated in the next 20 years. However, the size of the existing library is too small to serve the community’s residents. The Fair Oaks Library is also in need of a major renovation. It is recommended that the current facility be both renovated and expanded on its current site to allow it to continue to serve the Fair Oaks area. The current library is adjacent to Fair Oaks Park and should have sufficient capacity to expand at its current location.

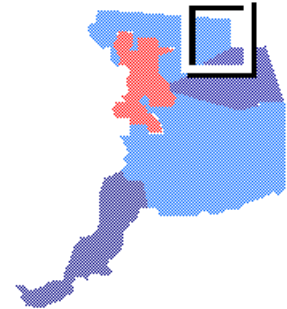
- Renovate / Expand Existing Fair Oaks Branch



	2005	2015	2025
Population	47,558	47,954	49,204
Fair Oaks	12,000 sf	+ 20,000 sf	20,000 sf
Sq. Ft. Deficit	11,779 sf	3,977 sf	4,602 sf

FACILITY RECOMMENDATIONS

Expansion to 20,000 SF	2007 Dollars
Construction Hard Costs	\$8,688,000
Technology, Furniture, and Public Art	\$1,439,000
Soft Costs	\$3,631,000
Unescalated Project Budget	\$13,758,000
<i>Does not include land, cost escalation, or initial purchase of library materials</i>	

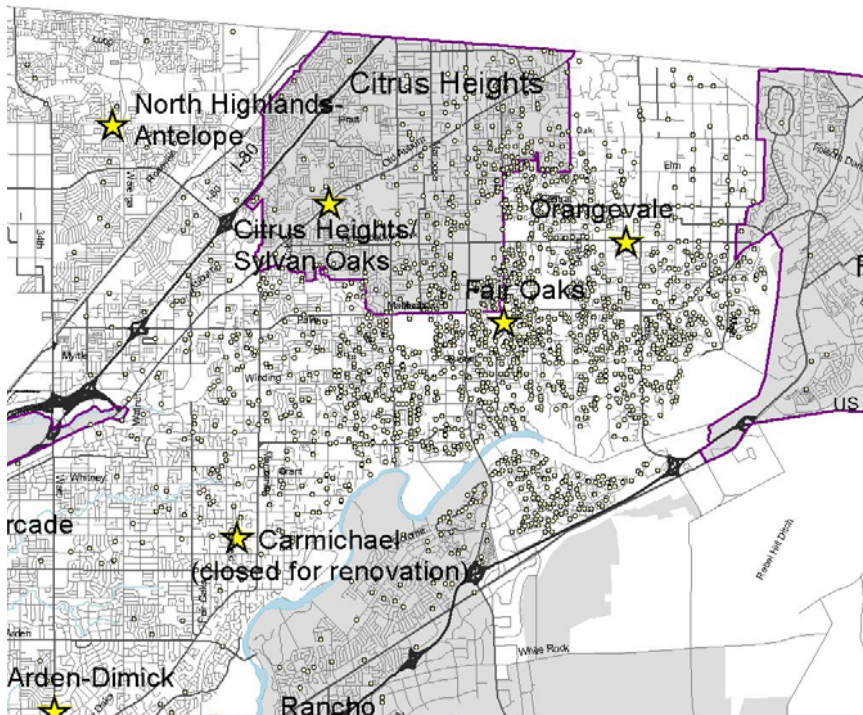


COST MODEL

The base cost for these library improvements in January 2007 dollars is based on the template for a building being expanded from 12,000 sf to 20,000 sf. Other site-specific costs will need to be identified once a specific site is identified. Cost Escalation, Land Costs, and initial purchase of Library Materials are not included.

OPPORTUNITIES AND FUNDING

There are currently no funding mechanisms identified for this area.



NEXT STEPS

- Site Expansion confirmation through site capacity analysis and confirmation with the local Parks and Recreation Department.
- Funding Identification