

FACILITY SUMMARIES

BRANCH SUMMARY

The Rancho Cordova library is one of several facilities built in the 1970s which have served the library needs of their communities well. However, these facilities have not undergone a major overhaul to bring the library into the 21st century in terms of library services and new, more efficient and customer-friendly models of service.

COMMUNITY

The library serves the area south of the American River, including the recently-incorporated City of Rancho Cordova and unincorporated area communities of Rosemont, La Riviera, College Greens East, and Butterfield-Riviera. Rancho Cordova is growing because of the development of new single family homes to the south and east as well as an increase in light industry. Rosemont is also growing with several developments recently built, under construction, or in planning. There are long established Vietnamese and Korean ethnic communities, as well as more recent and growing Armenian, Chinese, Moldavian, Russian, Spanish, and Ukrainian communities. The City of Rancho Cordova is working to develop a new city hall/ civic center in the planned downtown area, and there has been discussion of including space for a new library.

SITE

The Rancho Cordova library is located on a busy thoroughfare on Folsom Boulevard at the stoplight at Paseo Rio Drive. The facility is located just outside of the city limits, but serves as the library for the City of Rancho Cordova as well as various communities in the unincorporated area. The existing library is fairly convenient to existing and older residential areas along the American River, east and north of Highway 50, and west towards Rosemont. It will be further from new residential growth to the east and south and will continue to be more undersized for the burgeoning population. Relatively few people access the library on foot or bicycle, because, to the east and west, both sides of Folsom Boulevard are unimproved with no sidewalk, and to the south, the library is separated from much of the community by Highway 50. There is a bus line that



Rancho Cordova Library



Service	Current
Population Served	117,552 pop
Year Facility Constructed	1975
Collection Size	100,317 volumes
Reader Seats	72 seats
Public Computers	19 computers
Community Room	94 seats
Group Study Seats	0 seats
Building Size	12,500 sq. ft.

FACILITY SUMMARIES

stops along Folsom Boulevard, but the light rail line along Folsom Blvd does not currently include a stop within a mile of the library, although one is planned for the future. There are security concerns related to loitering around and behind the “survival/emergency supply trailer” in the parking lot behind the library.

BUILDING

Despite a 1999 renovation of finishes, parts of the building are showing signs of age. The County of Sacramento replaced the air conditioning unit in 2005, but other components of the mechanical and electrical systems also need to be updated or replaced. Leaks have been a frequent problem in the flat portions of the roof. The electrical system is at capacity and does not provide enough outlets to support needed technology. The building has two entrances but the street-facing entrance is not used. The building is well-oriented to take advantage of natural light. Visual surveillance within the building is generally good, except for the back of the children’s area. There are some security concerns related to loitering around and behind the “survival/emergency supply trailer” in the parking lot behind the library.

LIBRARY SERVICES

Shelving is at capacity throughout the library. There is demand for new fiction, audiovisual materials, children’s books, homework materials, and both books and audiovisual materials to teach and tutor the ESL user in English. There are not enough multiple copies to meet high school students’ reading list needs. While use of established collections like the Vietnamese collection has declined somewhat, it has increased in other collections such as Spanish and Russian. Demand exists for materials in languages not currently represented in the collection, such as Armenian.

The community room can accommodate up to 94 people, and is well sized for current usage as the only community meeting space in the general area. When not in use for programs, the space is used for additional seating and special group work and study space, such as for literacy tutoring. The Rancho Cordova Library would be a particularly good candidate for group study space, such as for the homeschool helpers that work in the library regularly and take up much of what limited seating is available.

The computers in the library are well used for both Internet and word processing. Customers would be well-served if more computers were offered at this facility.

Recent changes in materials handling, including moving check-in to the staff room, have greatly improved workflow at the circulation desk. However, this causes congestion at times in a workroom that already faces challenges of lack of space, ergonomics, and inefficient workflow.



Crowded library stacks



Inefficient layout of staff area

FACILITY RECOMMENDATIONS



Rancho Cordova Library

RECOMMENDATIONS

The City of Rancho Cordova is expected to experience considerable growth in the next twenty years and will need a significant amount of new library space to serve both existing and new residents. The City of Rancho Cordova is interested in libraries because they foster Citywide goals of a positive image, best public services, a vibrant downtown, a safe and livable community, diverse economic opportunities, and responsible citizenship. The City is particularly interested in focused service libraries because they are found in commercial areas, easier to fund and locate (especially in the older, more established neighborhoods) and can be targeted to serve diverse segments of the community. The City thinks of libraries as “nontraditional,” “design statement,” multi-lingual” and “multicultural.”

Three to four new libraries are recommended for Rancho Cordova given its current population projections of almost 100,000 new residents by 2025. The exact number and size of facilities will be determined with the City and as development is planned. A new facility near the Villages of Zinfandel, as well as one additional facility, are recommended by 2015, with additional space added between 2015 and 2025 as further development occurs. Consideration also needs to be given to library services on the north side of Highway 50 as it is part of the City’s concept of “one Rancho Cordova” and not only putting new libraries in the new areas of development. The City is interested in a destination library, especially if in conjunction with other community facilities and amenities, i.e. performing arts center, community center, light rail, parks, etc. The concept is to develop and enhance the sense of a gathering place. The existing Rancho Cordova Library is also in need of an upgrade and potential expansion.

- Renovate/Expand Existing Rancho Cordova Branch
- New Rancho Cordova Branch near Villages of Zinfandel
- New libraries in the Sunrise Douglas and Rio Del Oro areas, or north



	2005	2015	2025
Population	117,552	141,387	215,000
Rancho Cordova (existing)	12,500 sf	+ 20,000 sf	20,000 sf
New RC 1		★ 20,000 sf	20,000 sf
New RC 2		★ 25,000 sf	25,000 sf
New RC 3			★ 40,000 sf
Sq. Ft. Deficit	46,276 sf	5,694 sf	2,500 sf

FACILITY RECOMMENDATIONS

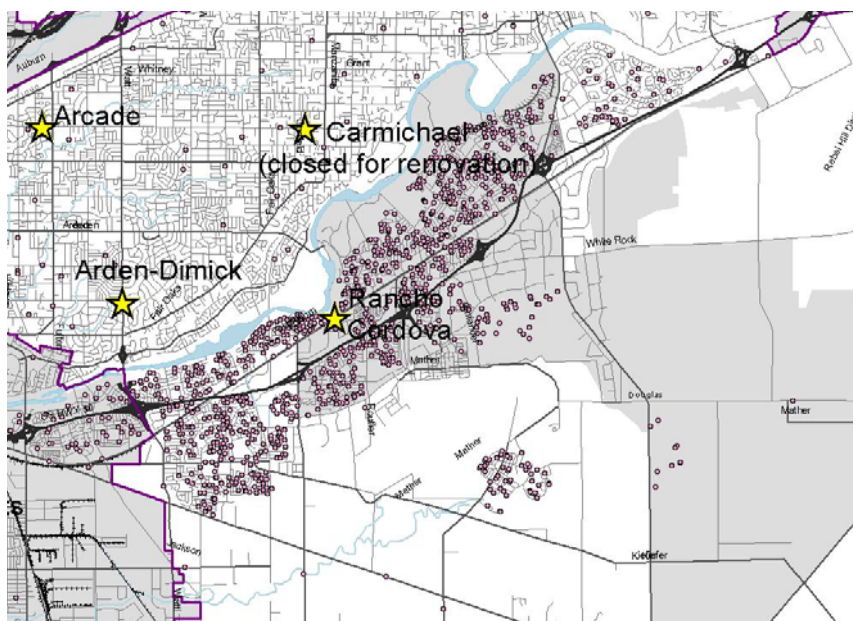
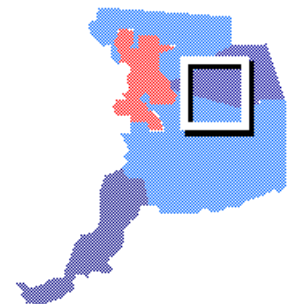
New 20,000 SF Library	2007 Dollars	New 25,000 SF Library	2007 Dollars	Expansion to 20,000 SF	2007 Dollars
Construction Hard Costs	\$8,923,000	Construction Hard Costs	\$11,635,000	Construction Hard Costs	\$8,688,000
Technology, Furniture, and Public Art	\$1,443,000	Technology, Furniture, and Public Art	\$1,636,000	Technology, Furniture, and Public Art	\$1,439,000
Soft Costs	\$3,717,000	Soft Costs	\$4,761,000	Soft Costs	\$3,631,000
Unescalated Project Budget	\$14,083,000	Unescalated Project Budget	\$18,032,000	Unescalated Project Budget	\$13,758,000
<i>Does not include land, cost escalation, or initial purchase of library materials</i>		<i>Does not include land, cost escalation, or initial purchase of library materials</i>		<i>Does not include land, cost escalation, or initial purchase of library materials</i>	

COST MODEL

The base costs for these library improvements are in 2007 dollars and from the 20,000 sf, 25,000 sf, and expansion to 20,000 sf template cost models. 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

The City has a Development Impact Fee program in place to support the construction of library facilities.



NEXT STEPS

- Site Identification
- Funding Identification