



YOLO COUNTY LIBRARY FACILITIES MASTER PLAN 2018 – 2035

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Prepared for the Yolo County Library
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Executive Summary

The Yolo County Library undertook a facilities master planning process during Spring 2017 to plan for library services to meet the changing needs of Yolo County residents through 2035. The planning team investigated economic, demographic, and library services trends, collected data in community forums and surveys, and interviewed 25 key library stakeholders (library staff, public officials, community and school district leaders). Specific recommendations were developed and prioritized for each library branch during planning workshops.

Study findings indicate that Yolo County’s population and economy will grow significantly during this time period, and library services and facilities will need to expand to meet this demand, particularly in West Sacramento. Other communities, such as in South Davis and some outlying rural areas, are currently underserved and in need of facilities expansion. The Library Central Services/Archive and Records Center is over capacity and critically in need of renovation. The historic Yolo branch building should be replaced. Other branches across the County will be in need of routine renovation and/or expansion within the plan’s timeframe.

Yolo County communities need library services that will meet the needs of growing population and changing demographics and technologies.

The Facilities Master Plan provides specific recommendations and priorities for each library branch in three phases:

- Phase 1 (2018 – 2025)
- Phase 2 (2026 – 2030)
- Phase 3 (2031 – 2035).

The recommendations summarized below are needed to meet current and future library service needs based on Yolo County’s growth and to address currently underserved areas.

Summary of Recommendations

LIBRARY			RECOMMENDATIONS			
	CURRENT SIZE (sq. ft.)	YEAR BUILT/ REMODELED	PROPOSED SIZE (2035)	PHASE 1 2018 – 2025	PHASE 2 2025 – 2030	PHASE 3 2030 – 2035
CENTRAL REGION						
Central Services	8,598	1992	8,598	Renovation		
Archives & Records	4,710	1992	10,710	Renovation		Relocation
WESTERN REGION						
Davis – Stephens	35,225	1994, 2010	35,225	New roof	Renovation	
South Davis - MME	NA	NA	30,000	New building		
Esparto	5,590	1999	7,740			Expansion
Winters	10,920	2008	12,580		Renovation	Expansion
Outlying areas: Dunnigan, Guinda, Rumsey, Capay Valley	0	NA	NA	Library on Wheels		
EASTERN REGION						
West Sacramento Arthur M. Turner Community Library	18,244	2009	40,000	Parking Library on Wheels		Expansion
West Sacramento Southport area	0	NA	30,000		New building	
Clarksburg	1,850	1950, 2014	1,850		Renovation	
Knights Landing	2,232	1975	2,232	New roof	Renovation	
Yolo	1,000	1918	2,700	New building		
TOTAL	88,369		181,635			

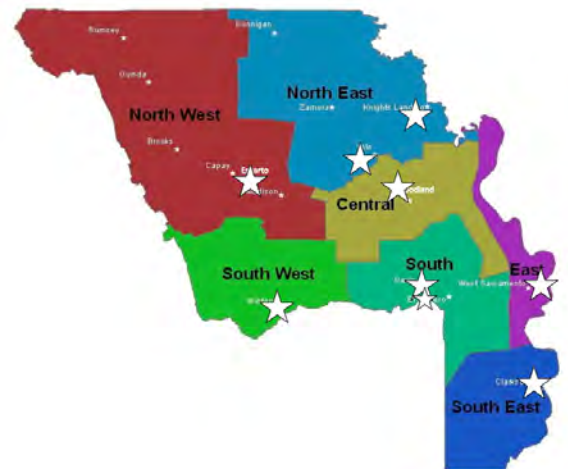
Background

The Yolo County Library provides public library services to approximately 146,000 residents of all areas of Yolo County, except the City of Woodland that independently provides public library services to its residents. Employing a total of 35 staff, the library operates eight branch libraries totaling approximately 88,369 gross square feet, housing 418,228 print and audio-visual items and 197 periodicals. The library provides 12,754 hours of service to the public per year as well as access to 104 public computer stations.

Branch libraries are located in Clarksburg, Davis, Esparto, Knights Landing, West Sacramento, Winters, and Yolo. A satellite branch is co-located at the South Davis Montgomery Elementary School. The Winters Community Library operates as a joint use facility with Winters High School. Central support operations is based at a Woodland facility and includes library administration, technical services, literacy services, and the County Archives and Records Center.

Since 2000 the library has expanded regularly, opening new libraries in Winters in 2008 and West Sacramento in 2009. Major renovations were accomplished in Davis in 2010 and Clarksburg in 2014. The library's service area is currently experiencing a phase of accelerated population growth in certain locations, particularly West Sacramento, and other communities such as South Davis and outlying rural areas are underserved.

The Library's Capital Improvement Plan includes funding to renovate and expand the Library Central Services/Archives and Record Center facility, replacement of the historic Yolo library building, possible expansion of West Sacramento, Esparto and Winters branches, and new library branches in South Davis, and the southern portion of West Sacramento.



Location of branch libraries

Purpose of the plan

This plan is intended to serve as the basis for new and improved library facilities planning through 2035. It will help ensure that Yolo County communities are provided with library services that meet a range of changing needs, and will inform ongoing fiscal planning throughout the service area.

The plan also provides critical information needed by community leaders and other stakeholders to move the library facility planning process forward and accomplish stated goals. These improvements are needed to meet expanding population through 2035 and changing technological and demographic needs. Further, this plan provides general recommendations that must be customized for each community at all stages.

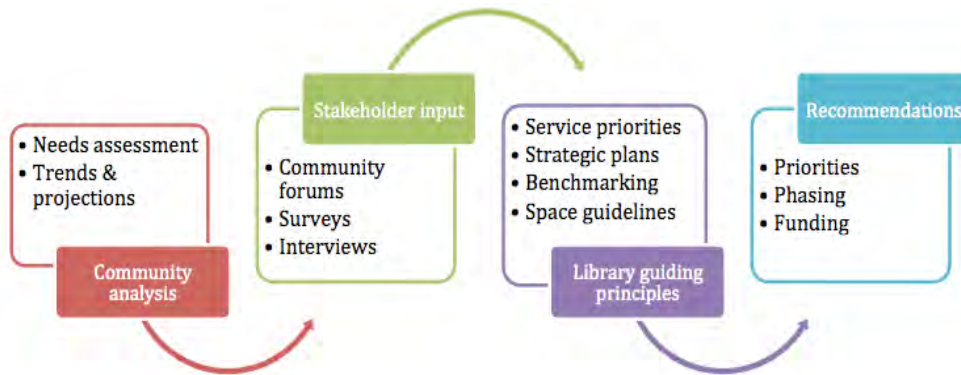
The success of the plan depends upon on several key elements: guiding principles, continuity, financing options, and advocates, including political leadership and community support. Guiding principles developed from the community are noted in the plan. The imminent appointment of a new County Librarian will provide the

necessary continuity and there are advocates within the communities that can provide important partnership with the Library to achieve the goals.

Planning context & process

The Yolo County Library service area population is expected to grow from 159,280 residents to approximately 200,000 by 2035, with a majority of the growth occurring in the cities of West Sacramento and Winters. In addition, Yolo County is home to rich agricultural resources, businesses, and world-class research and innovation which places it at the forefront of the agriculture and food industry as a leader in policies and programs to enhance sustainability. As a central community institution across the County, the Library is well-placed to contribute to and support the County’s economic, social, and environmental development.

The planning process included several phases as shown below:



Current environment, trends & projections

The Library’s current service population is diverse, with a substantial proportion of Spanish- and other language speakers, and this diversity is expected to increase. Yolo County’s population is somewhat younger than California overall, with a median age of 30.9 (California 35.2). Median household income (\$54,989) is considerably lower than California (\$61,818). Yolo County residents are in general well-educated, but this varies significantly from region to region, with the city of Davis reporting higher educational attainment, and the outlying rural areas less so.

The population county-wide is expected to grow fairly steadily over the coming 20 years, with about a 1% annual increase overall. This figure also varies significantly by region, with West Sacramento experiencing the fastest growth and outlying rural areas much less so.

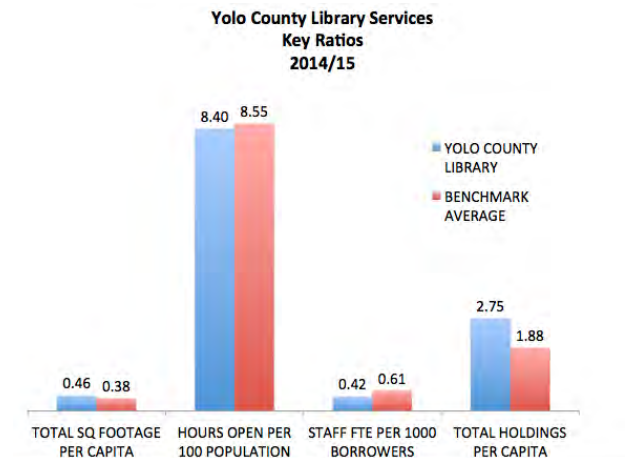
In addition, of concern to the Library are farmworkers and other groups who are traditionally underserved, often non-English speaking, and frequently well below poverty level in terms of income.

West Sacramento will experience the fastest population and economic growth near-term; outlying rural areas will experience less growth.

The use of technology has become a crucial part of everyday life—and will continue to become more so—yet high speed Internet access is not universally available to households across Yolo County. The Library is the sole access point for Internet access in many communities.

Benchmark comparisons

Data were gathered on library systems in California with characteristics similar to Yolo County for comparison on key library metrics. Yolo County Library is close to its benchmark partners in some respects, and differs in others. The Library falls below benchmarks in staffing, square footage, and holdings per capita, but logs more circulation, hours open, and program attendance than comparison libraries. The library will need expansion to keep pace with population growth.



Planning standards & guidelines

Quantitative standards provide rough order-of-magnitude measures and allow comparison of library services with benchmark partners. Individual libraries also have unique characteristics that must be addressed in order to assess the adequacy of library services to a community. The Yolo County 2030 General Plan provides basic library minimum standards for new and existing libraries, compared here with Yolo County Library branch statistics and benchmark library averages.

Yolo County Library Guidelines & Benchmarks

	VOL PER CAP	TECH PER 1K	SEATS PER 1K	MEETING RM SEATS PER 1K	SQ FT PER CAP
YOLO COUNTY LIBRARY STD	2.9	1.0	2.5	N/A	0.8
YOLO COUNTY PEER GROUP	1.9	0.5	N/A	N/A	0.4
DAVIS	2.8	0.6	4.1	2.1	0.5
WINTERS	5.9	2.0	9.5	12.8	1.7
ESPARTO	3.6	1.4	6.9	8.0	0.9
WEST SAC	1.7	0.6	1.9	3.5	0.3
YOLO	1.8	0.9	4.6	0.0	0.3
KNIGHTS LANDING	2.7	0.7	4.5	0.0	0.7
CLARKSBURG	14.4	4.1	12.4	61.9	2.9

Community input

A critical part of the planning process included gathering information from the community in forums, surveys, and other opportunities for dialog. During Spring 2017, community forums were held in four library branches (Esparto, Winters, Davis, and West Sacramento); a survey collected data from 424 individuals in the Yolo County Library service area; and interviews were conducted with community leaders. Data gathered is used to help define library user needs, hopes, and vision for library services in the future.



Guiding principles

Gathered from constituents through community input, the following guiding principles highlight the aspects of library service that are most important to Yolo County Library constituents:

- The library's primary role should be providing access to information and content. In an informed community the library is central to education at all life stages, especially life-long learning.
- The library should support efforts to increase literacy for all.
- Books and print resources are as important as digital information formats.
- The library should serve as a community gathering space for civil discussion and community building, with flexible meeting, study, and creative spaces.
- The library should provide access to information technology and the Internet for those who do not otherwise have access.
- The library should actively reach out to underserved populations to provide library services, including those in rural areas, seniors and shut-ins, and non-English-language speakers.
- The library should provide highly skilled staff to assist users with research and information needs.
- The library should enhance programming for all, including children's, teen and adult programming in all areas of interest. Literacy, workforce development, and support for childhood learning are critical program areas.

*Mission:
The Yolo County Library
provides access for all
to ideas that inform,
entertain, and inspire.*

Areas of concern

Individuals in community forums and surveys also voiced areas of specific concern:

- More open hours are needed particularly in the rural branches.
- Library expansion should be prioritized to serve areas with population growth (West Sacramento, Winters) and underserved populations (South Davis, Dunnigan, Rumsey, Guinda, Capay Valley), including construction of physical facilities. A concerted plan is needed to respond to the underserved rural communities, whether by bookmobile, satellite co-location branches, etc.
- Safety and parking issues in the larger branches need to be addressed.
- Detailed suggestions for improvement projects in individual branches include improved lighting, dropboxes for returned items, more meeting and staff space and up-to-date technology.

“We will need... convenient locations and longer open hours... lots of study rooms and meeting spaces.”
--Survey respondent

“Physical space is a challenge.”
--Community forum

Facilities review

Basic library services provided by each branch include collection management, circulation, interlibrary loan, use of computers and Internet access, meeting room and group study room use (where available), homework and research assistance, reference and information services, and community information. The library works with formal Friends of the Library advocacy groups based at each branch who provide a community voice as well as programming and other resources.

The Yolo County Archives is the official repository for the historical records of Yolo County that have permanent legal, fiscal, administrative, or historical value. The Archives is the preservation arm of the County and provides guidance and direction for the preservation and retention of County records, and expert research assistance to County departments. A formal Friends advocacy group provides program resources and community voice. The Records Center is the storage facility for inactive County records, and ensures that all legal, fiscal, and administrative obligations for record keeping are met.

The following section provides information about the current facilities and recommendations for the master plan for each branch. Population projections were calculated from US Census sources, city and county planning documents, and stakeholder input.

Central Library Services Archives & Records Center

Address: 226 Buckeye Street
Woodland, CA 95695
Central Library Services
Administrator: Chris Crist
Archives & Record Center Coordinator:
Heather Lanctot

Constructed: 1992
Area: 13,308 sq ft
(Central Library: 8,598; Archives: 4,710)
FCI¹: 12.4%
Growth (2015 - 2035): Archives/Records Center: 30% (primarily shelving & storage space)



The current Central Services and Archives and Records Center facility will be renovated in 2017-2018 to mitigate extensive environmental and space deficiencies noted in the overall condition of the building, inadequate environmental conditions for archival storage, and high risk for damage and/or destruction to archives and records in the event of fire or flood (Yolo County Archives & Records Center Preservation Plan; Yolo County Records Center Business Plan; Archives and Records Center Space Needs). \$2 million has been budgeted for these improvements.

It is important to note that these planned renovations are a short-term solution to space deficiencies noted above. A new location will be needed in out years to provide adequate room for current materials as well as provide for annual growth in Archives storage. This new location could be co-located with new branch facilities recommended elsewhere in this plan, with or without Central Services, as well as other options to be determined.

Current deficiencies include Priority 1 roofing, fire safety and other systems (\$590,676). Ten-year life cycle renewal costs total \$514,381 for 2015 - 2025.

Recommendations

Phase 1 (2018 - 2025)

- Address current deficiencies and life cycle renewal needs, including building repairs and HVAC upgrade to provide appropriate environmental conditions for storage of archives and records.
- Install compact shelving to alleviate overcrowding in the Archives & Records area and provide 20-30% expansion.
- Install solar panels.
- Renovate staff areas throughout to correct environmental deficiencies and provide adequate space for staff, meeting, and materials processing.

Phase 3 (2030 - 2035)

- Relocate Archives/Records Center to provide permanent appropriate housing for County Archives, with or without Central Services.

The Archives and Records Center/Central Services building has extensive environmental and space deficiencies with high risk for damage and/or destruction to official County archives and records.

¹ Facility Condition Index is a measure of building health calculated by dividing the Facility Condition Cost by the building's replacement cost. In general, an FCI below 10% is considered good. FCI in this plan were calculated by Jacobs (2014).

Eastern Region Arthur F. Turner Community Library

Address: 1212 Merkley Avenue
West Sacramento, CA 95691
East Yolo Regional Manager: Dana Christy
Constructed: 2009
Area: 18,244 sq ft
Sq ft per capita: .35

FCI: 0.7%
Current population served (2015): 52,721
Expected population (2035): 87,877
Growth: 67%

The current structure provides 18,244 square feet, which is less than half the recommended guideline for library services for the current population being served. The facility overall is in good condition, with \$47,063 for current deficiencies (2013). The bulk of the estimated expense is for testing and balancing the mechanical system. Ten-year life cycle renewal will cost approximately \$226,793. Parking at this branch is not adequate to serve current library users.

Library services in West Sacramento need expansion to meet needs of continued population growth in the Southport area and Bridge district. The current draft Development Impact Fee Study includes \$19,473,000 for library expansion. Population is expected to approach 80,000 in West Sacramento by 2030 according to the 2015 Development Impact Fee Study update. A total library size of 60,000 square feet would be needed to serve a population of 80,000.

The location of population growth in the area south of the Sacramento River shipping channel suggests that a new facility in the south area would meet population needs in that location, with other alternatives to be explored to meet underserved residents in Broderick and Bryte areas. Expansion of the Turner facility will also be needed. A south area library facility of about 33,000 square feet would meet minimum threshold space standards for the potential population reaching about 44,000 in the south area in 2030.

Recommendations

Phase 1 (2018 - 2025)

- Address life cycle renewal needs and parking deficiencies
- Library on Wheels to service Broderick, Bryte, and Southport areas

Phase 2 (2025 - 2030)

- New building for south West Sacramento

Phase 3 (2030 - 2035)

- Expand Turner library for growing population in central vicinity



A new facility in West Sacramento is needed to serve the growing population in the Southport and Bridge district.

Yolo Branch Library

Address: 37750 Sacramento Street
P. O. Box 156 Yolo, CA 95697
Library Associate: Sue Billing

Constructed: 1918
Area: 1,000 sq ft
Sq ft per capita: .31
FCI: 47.6%
Current population served (2015): 3,272
Expected population (2035): 3,693
Growth: 13%



The current historic Carnegie building is 1,000 square feet, and is on the Yolo County Capital Project List 2015-2018 to be replaced. In 2013 dollars, there were \$188,278 in current deficiencies. In addition to priority code compliance with fire and life safety, there are structural (foundation), plumbing, electrical, roofing, interior, and exterior deferred maintenance concerns, as well as ADA compliance issues.

The ten-year life cycle renewal projects will cost approximately \$134,194. With estimated replacement cost of the current building \$395,839, the combined expense of addressing current deficiencies and the capital renewal needs would be 81.5% of the building's value.

A modular structure will be installed in the area adjacent to the existing library during planning for the new facility. The Yolo County draft Development Impact Fee Study has provided for \$700,000 in funding for expansion of the Yolo branch.

Recommendations

Pre-Phase 1 (summer 2017)

- Install modular structure

Phase 1 (2018 - 2025)

- Complete construction of new building

The 100-year old building has major fire, safety, and environmental deficiencies.

Knights Landing Branch Library

Address: 42351 Third Street
P. O. Box 517 Knights Landing, CA 95645
Library Associate: Carly Brotherton

Constructed: 1975; renovated 1985/86
Sq ft: 2,232
Sq ft per capita: .53
FCI: 19.3%
Current population served (2015): 4,245
Expected population (2035): 4,792
Growth: 13%



The library is located in the former Knights Landing Public Works Corporation Yard Building and is in fair condition. Replacement of the metal roof is a Priority 1 deficiency and accounts for almost half of the current deficiencies cost of \$211,297 (2013). Other issues include paving, exterior light replacement and other site concerns, fire alarm replacement, electrical work, ceiling, and ADA compliance. Ten-year life-cycle capital renewal cost projection will be approximately \$271,08. The Friends of the Knights Landing Branch Library have provided financial support for painting, and will provide funding for roof repair.

Knights Landing Library has several space needs, including a meeting room, additional computers, and study room. In addition, the library in Knights Landing is the main source of high speed internet in the community, and residents rely on the library's wifi even when the library is closed. The Planning Team identified several modest improvements to help meet these community needs, including installing outside benches and removing unneeded fencing.

Recommendations

Phase 1 (2018 - 2025)

- Address life cycle renewal needs including roof replacement
- Install outside benches
- Remove fence

Phase 2 (2025 2030)

- Remodel to address library space needs

*The Friends of the
Knights Landing Branch
are active financial
supporters of library
building maintenance.*

Clarksburg Branch Library

Address: Box 229, 52915 Netherlands Road
Clarksburg, CA 95612
Branch Supervisor: Margaret Kaplan
Constructed: 1950, remodeled 2014
Sq ft: 1,850
Sq ft per capita: 1.53
FCI: 5.7%
Current population served (2015): 1,212
Expected population (2035): 1,368
Growth: 13%



The Clarksburg library building has been leased from the Friends of the Clarksburg Public Library since 1965, and is in good condition. Deficiencies include some exterior and interior repainting, electrical panelboard replacement, exterior deferred maintenance, code compliance and capital renewal projects; mechanical issue with the roof; and counter height (ADA compliance). The estimated cost of the current deficiencies is \$72,458 (2013), and the ten-year life-cycle capital renewal cost projection is approximately \$191,410.

The Clarksburg library building has been leased from the Friends of the Clarksburg Public Library since 1965, and is in good condition.

Recommendations

- Phase 1 (2018 - 2025)
 - Address life cycle renewal
- Phase 2 (2025- 2030)
 - Renovate library

Western Region Mary L. Stephens – Davis Branch Library

Address: 315 East 14th Street Davis, CA 95616
West Yolo Regional Manager: Scott Love

Constructed: 1961; renovated and expanded 1994,
2010

Area: 35,225 sq ft

Sq ft per capita: .46 (Yolo County guideline: .75)

FCI: 5.9%

Current population served (2015): 67,666 (total Davis
population)

Projected population (2035): 75,516

Growth (2015 - 2035): 12%



The current building is 35,225 square feet, with no room for expansion of the building's perimeter footprint. The facility is heavily used, reaching seating and parking capacity on a daily basis. By Yolo County General Plan standards the facility size is 61% below threshold for meeting minimum population needs. Population growth in the southern portion of Davis and continued heavy usage of this branch has increased urgency for a new branch in South Davis, to replace the joint use location in Marguerite Montgomery Elementary School.

Current deficiencies for the Mary L. Stephens Branch amount to \$668,866 (2013 construction dollars), the majority for the roof (\$654,315) which was identified as Priority 1 and 2 expenses (Jacobs Report). Mechanical and exterior deficiencies were also noted. The ten-year life-cycle capital renewal cost projection for systems and equipment expected to require replacement between 2015 and 2025 is currently \$570,946 (2013 dollars). The major issues that need to be addressed are interior, mechanical, and plumbing.

Recommendations

Phase 1 (2018 - 2025)

- Address life cycle renewal and roofing needs

Phase 2 (2025 - 2030)

- Renovate to relieve overcrowding, provide infrastructure for technology growth
- Alleviate parking deficiency.

"Sometimes the parking congestion is so bad (full lot, no parking on the street), I turn around and go home."

--Survey respondent

"The Davis Library is being loved to death."

--Interview

South Davis Montgomery Branch Library

Address: 1441 Danbury St, Davis, CA 95618
West Yolo Regional Supervisor: Crista Cannariato

Constructed: N/A (joint use facility within Marguerite
Montgomery Elementary School)
Sq ft: N/A (small portion of library space available for public use)
FCI: N/A
Current population served (2015): 27,281 (population for zip code
95618, East of Pole Line Rd and South of Interstate 80)
Expected population (2035): N/A
Growth: N/A

The current facility in the Marguerite Montgomery Elementary School in South Davis is not adequate to serve the population in its vicinity (approximately 27,000 in the area south of Interstate 80 and east of Pole Line Road). The South Davis Ad Hoc Committee for Library Services reviewed existing data on public library use needs and has recommended construction of a new branch library to serve residents of the south and southeastern portions of Davis.

Library construction for a new branch in south Davis has been given priority for funding consideration in the most recent draft Development Impact Fee Study. The estimated costs for a new building would be about \$23 million in construction for a 30,000 square foot building. A parcel in the Walnut Park area adjacent to the Montgomery Elementary School has been identified as a potential site. The bond measure passed in 2007 will not provide operations funding for the new facility in South Davis, so additional funding would need to be approved; construction funding remains to be finalized.

Recommendations

Phase 1 (2018-2025):

- Explore joint use (DJUSD) and other library design options
- Finalize site selection
- Secure additional operating funds
- Build new branch library



*Construction of a new
branch library is needed
to serve the residents of
south Davis.*

Winters Community Library

Address: 708 Railroad Avenue Winters, CA 95694
Branch Supervisor: Toni Mendieta

Constructed: 2008
Area: 10,920 sq ft
Sq ft per capita: 1.55
FCI: 0.2%
Current population served (2015): 7,034
Expected population (2035): 9,675
Growth: 38%



The 10,920 square foot library is located on school district property and serves as a joint use school and public library. The building is in good condition: current deficiencies were estimated at \$9,078 (2013), including repair of the roof, plumbing, and moveable partition in the meeting room. Ten-year life cycle renewal will cost approximately \$672,566, including the roof, interior, exterior, mechanical, and plumbing projects.

A projected Capital Improvements Program was never actualized with the Winters Joint Unified School District and joint planning is needed as the District moves into facility planning priorities with the facilities bond. The planning team identified space configuration issues in the current building and the need for improved parking. Population growth in Winters has accelerated in recent years, and the Yolo County draft Development Impact Fee Study has provided for \$6.1M in funding for planned expansion of the Winters branch.

Recommendations

Phase 1 (2018 - 2025)

- Address life cycle renewal needs and parking deficiencies

Phase 2 (2025 - 2030)

- Remodel interior to address configuration, acoustics, and lighting issues

Phase 3 (2030 - 3025)

- Expand library

*Interior space design
and configuration
improvements will solve
noise and crowding
problems.*

Esparto Branch Library

Address: 17065 Yolo Avenue Esparto, CA 95627
Branch Supervisor: Malinda Baker

Constructed: 1999
Area: 5,590 sq ft
Sq ft per capita: .90
FCI: 6.6%
Current population served (2015): 6,221
Projected population (2035): 7,022
Growth: 13%

The building is in good condition. Current deficiencies in 2013 included replacement of the carpeting and tile flooring, mechanical, plumbing and roofing issues, and exterior cleaning (\$136,022). One ADA compliance problem was cited (counter height). The ten-year life cycle renewal projects will cost approximately \$316,397. The roof accounts for almost half of this cost, with exterior, interior, plumbing, and mechanical projects accounting for the remaining costs.

The library has insufficient space for its current needs, including additional public computers, larger and more flexible meeting space, study rooms, and a staff restroom. Space is also needed for the Friends of the Library who currently occupy staff space. The Yolo County draft Development Impact Fee Study has provided for \$6M in funding for planned expansion of the Esparto Library.

Recommendations

- Phase 1 (2018 - 2025)
 - Address life cycle renewal
- Phase 3 (2030 - 2035)
 - Expand library



The library has insufficient space for its current needs, including more computers, study and meeting space, and a staff restroom.

Dunnigan, Rumsey, Guinda, Capay Valley

Population (2015 est):

Dunnigan 1,183

Guinda 749

Rumsey Indian Rancheria population 77

Capay, Brooks (unavailable)

These are underserved communities without a permanent library location.

Recommendations

Phase 1 (2018 - 2025)

- Implement service options:
- Tech/Bookmobile (Library on Wheels)
- Develop funding sources (eg grants)
- “Little Free Libraries” – Book kiosks
- Books by mail
- Explore library service locations (eg Post office space, store fronts, Grange)



Cost Analysis

Estimated size of expansion (gross square feet) is based on estimates of space needs from community conversations and library staff and stakeholder input. Cost estimates are drawn directly from the Yolo County Update of the Public Facilities Development Impact Fee Study (draft dated December 15, 2015) and the Yolo branch cost update (July 2017).

Estimated costs of expansions & renovations

	Finished Size (gross sq ft)	Cost Estimate
West Sacramento - new branch	33,000	\$ 19,473,000
South Davis - new branch	30,000	\$ 23,872,000
Central Library/Archives - renovation & expansion	19,138	\$ 2,000,000
Esparto - renovation & expansion	7,740	\$ 6,019,000
Winters - renovation & expansion	12,580	\$ 6,108,000
Yolo - new building*	2,700	\$ 4,000,000
Bookmobile	NA	\$ 250,000
Total	105,158	\$ 61,722,000

*Based on Yolo County 2018-2022 Capital Improvement Plan.

Library on Wheels (Bookmobile)

Depending upon the size of the bookmobile and options, the purchase price can range from \$145,000 to \$250,000 and can be built to meet California emissions and other standards. It is estimated that annual operating costs would be less than \$100,000 but that could fluctuate with staff costs and miles driven. Library materials for the bookmobile would be an additional expense if materials are not drawn from the general Library collection.

Summary of building maintenance costs

The following building maintenance costs are drawn from the Jacobs report analysis of building conditions (2013).

Library	FCI Rating 2014	Current Deficiencies Cost 2013	Life Cycle Cost as of 2025
Davis	5.90%	\$668,866	\$570,946
West Sacramento	0.70%	\$47,063	\$226,793
Winters	0.20%	\$9,078	\$672,566
Esparto	6.60%	\$136,022	\$316,397
Clarksburg	5.70%	\$72,458	\$191,410
Knights Landing	19.30%	\$211,921	\$271,087
Yolo	47.60%	\$188,278	\$134,194
Central Library Services/Archives	12.40%	\$590,676	\$514,381
Total		\$1,924,362	\$2,897,774

Technology maintenance costs

	2017 dollars	Per year (3% annual increase)	Per year (5% annual increase)
Base year 2017-2018	\$602,540*		
Phase 1 (2018-2025)		\$719,464	\$547,834
Phase 2 (2025-2030)		\$834,056	\$1,136,178
Phase 3 (2030-2035)		\$966,899	\$1,450,084
Includes Innovative Interfaces (Illi) all modules, Ill server, Envisionware, Yolo County IT costs, Marcive, OCLC, AV equipment, Deep Freeze, Collection HQ, Link+ and a reader/printer.			
Excludes Overdrive annual hosting.			

Source: Three-Year Library Technology Plan

References and Data Sources

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Attachments

- A. Yolo County Library County & Library Facts (March 2017)
- B. Yolo County Library Community Survey 2017 Report
- C. Yolo County Library Facilities Master Planning Report on Stakeholder Interviews
- D. Yolo County Library Community Conversations 2017