

Board of Supervisors
Kern County Administrative Center
1115 Truxtun Avenue
Bakersfield, CA 93301

**PROPOSED LIBRARY FACILITIES MASTER PLAN AND REQUEST FOR
AUTHORIZATION TO APPLY FOR LIBRARY BOND ACT GRANT FOR FRAZIER PARK
BRANCH**

Dear Honorable Board Members:

The California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 (Bond Act) provides \$350 million for constructing public library facilities. The Bond Act funds will be awarded through highly competitive grants. In order to submit grant applications and to successfully compete for these funds the Library must have an updated facilities master plan adopted by your Board. On August 29, 2000, your Board directed the Library, County Administrative Office, and General Services' Construction Services Division to update the previous plan that was adopted by your Board on March 21, 1995. The updated *Library Facilities Master Plan to the Year 2020* is hereby submitted for your approval.

This cooperatively prepared document outlines the projected need for library facilities to the Year 2020. The plan prioritizes library projects to be submitted for Bond Act funding, consistent with specified grant criteria, rankings and competitiveness. This plan contains the most current population counts from the U.S. Census 2000 and population projections to the year 2020 from the California Department of Finance and the Kern Council of Governments. It also contains updated library service areas, the rent/lease costs for twenty years, and a revised space needs and project/construction cost methodology that is consistent with industry standards and Bond Act regulations. Using the *Library Facilities Master Plan to the Year 2020* methodology, the highest priority areas for new library facilities are: Frazier Park, Tehachapi, Rosedale East, Kernville, and Buttonwillow. Constructing all of these projects would pose a great financial difficulty for the County, and it is recommended that grant funds be sought for only the single highest priority project, at this time.

The Library Bond Act grant program will cover 65 percent of the eligible construction costs, with a 35 percent local match requirement. There will be three cycles of funding for the Bond Act applications. The deadline for cycle one funding is June 14, 2002, and the subsequent funding application deadlines for the next two cycles are March 28, 2003 and January 16, 2004.

To meet the first grant application cycle deadline, the Director of Libraries needs authorization to proceed with the preparation of a bond act application, to conduct a community needs assessment, and to explore joint venture options for a cooperative service with a school district that serves K-12 students, in this case the El Tejon Unified School District. Such a joint venture may involve a computer center, homework center, career center, or other specialty uses.

There are a number of reasons an application for the Frazier Park Branch should be submitted during the first funding cycle. The Frazier Park Branch has the highest rankings in the proposed *Library Facilities Master Plan to the Year 2020*. A grant application was previously prepared in 1991 and again in 1995,

Diane R. Duquette, Director of Libraries

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therefore, it is the project most ready to be submitted to the State by the first cycle deadline of June 14, 2002. Since Frazier Park is a relatively isolated mountain community, the project responds to the State's concern to fund rural projects. Also, the site for this branch is already owned by the County. Time is of the essence because of the complex and lengthy grant application process

The Library plans to make a recommendation to your Board to proceed with a second and/or third Bond Act application by early summer 2002.

The Bond Act will provide an estimated \$3.1 million toward eligible project costs and the County's share is estimated at \$1.9 million for a total project cost of just over \$5 million. The Library Department will seek your Board's approval of the grant application and a resolution in early June to compete in the first funding cycle. The State anticipates making awards by fall 2002. Should the grant be awarded, construction could be completed in early 2005.

The project application will be under the direction of the Director of Libraries in coordination with the County Administrative Office, General Services' Property Management and Construction Services Divisions, and the Parks and Recreation, Roads, and Planning Departments.

In applying for the Bond Act award, the County is advising the State that we are committed to completing the project. Timing of project construction is at the discretion of your Board.

The County Administrative Officer has reviewed and concurs with the revised *Library Facilities Master Plan to the Year 2020* and the recommendation to proceed with the Bond Act grant application for the Frazier Park Branch.

Therefore, **IT IS RECOMMENDED** that your honorable Board approve the *Library Facilities Master Plan to the Year 2020*, authorize the Director of Libraries to complete a Bond Act application for the Frazier Park Branch, conduct a community needs assessment, and explore joint venture options for a cooperative service with the El Tejon Unified School District.

Sincerely yours,



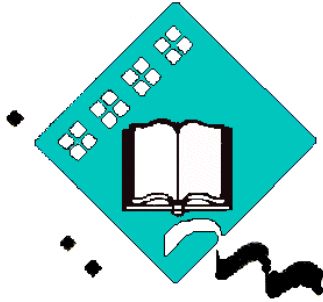
Diane R. Duquette
Director of Libraries

DD:sk

Enclosure: Kern County Library Facilities Master Plan to the Year 2020

Cc: Each Board Member

Bill Wilbanks, General Services
Mark Russell, Construction Services
Mitch Van Wyk, Property Management
Bob Addison, Parks and Recreation Department
Ted James, Planning Department
Craig Pope, Roads Department
City Councils, Kern County
El Tejon Unified School District.



KERN COUNTY LIBRARY FACILITIES MASTER PLAN TO THE YEAR 2020



Prepared by:
County Administrative Office
And
Kern County Library

Adopted by
Kern County Board of Supervisors
February 12, 2002

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EXECUTIVE SUMMARY

This plan updates the previous facility plans approved by the Kern County Board of Supervisors on October 24, 1989 and on March 21, 1995. This document provides a broad outline of the County of Kern's 20 year plan for improving and expanding library branches with the exception of the main library, the Beale Memorial Library. The main library requires a separate feasibility study.

This document outlines the projected need for library facilities to the year 2020. The plan prioritizes library projects to be submitted for State Bond Act funding, consistent with specified grant criteria, rankings and competitiveness. This plan contains the most current population counts from the U.S. Census 2000 and population projections to the year 2020 from the California Department of Finance and the Kern Council of Governments. It also contains updated library service areas, the rent/lease costs for twenty years, and a revised space needs and project/construction cost methodology that is consistent with industry standards and Bond Act regulations. The priority direction is similar to the first two plans in ranking space deficiencies, the impact of leased facilities upon the Library's operating budget, and the integrity of existing structures. Additionally, it ranks distance to the nearest library.

Using the *Library Facilities Master Plan to the Year 2020 methodology*, the highest priority areas for new library facilities are: Frazier Park, Tehachapi, Rosedale, Kernville, and Buttonwillow.

INTRODUCTION

This plan updates the previous facility plans approved by the Kern County Board of Supervisors on October 24, 1989 and on March 21, 1995. This document provides a broad outline of the County of Kern's 20-year plan for improving and expanding library branches, with the exception of the main library, the Beale Memorial Library. The main library requires a separate feasibility study.

The 1989 plan provided priority direction for new facilities based upon various needs including space deficiencies, leased costs and their impact to the Library's operating budget, and the integrity of existing structures. These priority recommendations coupled with various grant application criteria led to the final recommendations to apply for the five most competitive projects. Kern County was successful in receiving four new construction grant awards totaling approximately \$9 million toward the cost of new branches in McFarland, Arvin, Lamont and Rosamond. Federal Community Development Block Grants from the Department of Housing and Urban Development (HUD) totaling nearly \$3 million were leveraged against grants of nearly \$2 million from the federal Library Services and Construction Act (LSCA) Title II funds for the McFarland, Arvin, and Lamont Branches. State bond act and local funds, based on a 65/35% respective match, were used to construct the new Rosamond Branch, which cost nearly \$5 million. The McFarland Branch and the Wanda Kirk Branch were completed in 1995, the Arvin Branch in 1997, and the Lamont Branch in 1998.

The 1995 plan provided priority direction for new facilities from 1995 through 2001. Federal LSCA Title II funds were eliminated during this time frame and no other known funds were available for library construction during this period.

In March 2000, California voters passed Proposition 14, the California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000, (Library Bond Act). Because of the Library Bond Act and the completion of the 2000 census, it is timely to revise the “Kern County Library Facilities Master Plan To The Year 2015” to the year 2020 to ready the County to compete for part of the \$350 million available in State bonds. The Library Bond Act will fund 65% of the eligible project costs and a 35% local match is required.

This proposed 2020 plan provides priority direction for grant application submittals to the California State Library to compete for these General Obligation Bonds, and any other available revenues in the near term. The priority direction is similar to the first two plans in ranking space deficiencies, the impact of leased facilities upon the Library’s operating budget, and the integrity of existing structures. Additionally, it ranks distance to the nearest library. Projects may also be recommended based upon specific grant criteria should they increase the County’s competitive edge. It is planned that the general space allocations and costs of each project be updated as necessary to reflect changing community needs, population, financial conditions, and other relevant trends. Thus, it serves only as a guide beyond the first ten-year time frame and until the next census is completed in 2010.

The plan includes the following sections:

- Overview of Kern County Library System
- Branch Roles
- Facility Priorities
- Financing Alternatives
- Summary
- Appendices A-F

OVERVIEW OF KERN COUNTY LIBRARY

The Kern County Library system, with a main library and headquarters facility located at the Beale Memorial Library in Bakersfield, is a county-wide system that provides all public library (non-school based) services in Kern County for over 685,800 people. It was organized as the Kern County Free Library on July 11, 1911, and currently operates a main library, 24 branches and three bookmobiles that provide an additional 26 points of service. The Library provides over 51,221 hours of service per year, or nearly 1,000 hours of service per week. The Library is governed by the Kern County Board of Supervisors and is financed by appropriations from County general funds, fines and fees, and State Public Library Fund revenues as provided by state Law. Other support is provided by the Kern County Library Foundation, Kern County Friends of the Library and numerous grants for a multiplicity of purposes.

2000-2001 Library statistics for usage, holdings and services

- >> 1.84 million items checked out
- >> 1.15 million books, audiovisual items, periodical, microforms, CD Roms, and government documents
- >> 566 magazine and newspaper subscriptions
- >> 466,770 reference questions answered in person, via telephone and e-mail
- >> Electronic counts of 220,320 visits on its website, 43,719 reference database queries and 61,907 database articles viewed
- >> 208,389 registered borrowers
- >> Lent 38,781 and borrowed 32,479 items from other libraries
- >> 88,309 yearly attendance at 3,511 library programs for all ages
- >> 160 full and part-time staff equivalent to 125 full time positions
- >> A \$8.4 million annual budget (excluding costs from Kern County General Services for maintenance, utilities, custodial services, and other cost allocations)
- >> Computer-assisted inventory, acquisitions, cataloging, serials control, catalogs, extended use fees, holds, electronic notification service, dial-in access from home, access to over 9,000 reference books on-line, circulation control, registration of borrowers, bulletin board, magazine indexes and full text document delivery on-line, community information and referral service, fax machines, copiers, organization files, and best seller files.
- >> Access to Internet via multifunctional personal computers

- >> computer training labs at selected branches
- >> over two million visitors each year

BRANCH ROLES

The primary role of branch libraries is to provide excellent customer service in providing equal access to its resources and services. These resources and services are community-based, covering general educational, informational, recreational, and cultural needs. Branches serve as centers for education support, independent learning, research, community information, reference for business and personal use, popular materials, public workplaces, computer laboratories, as well as for community activity centers. More advanced resources and specialized services are available at the main library, the Beale Memorial Library in Bakersfield, which houses the central reference collection for the department and serves as the central hub, not only to the department's resources, but as a further point of access to the total range of resources, services and information networks that are regionally and nationally available.

Branch libraries are generally established as a result of population growth, distance from other branches, and community expansion. The greatest problem facing the system's branches is the lack of space for books and periodicals to house a projected 2.5 million volumes, audiovisual items, and periodicals by the year 2020 to serve nearly 1.1 million people. Other needs include adequate space for readers, shelving, staff, public service desks, special uses, equipment, technology, computer training labs, and meetings for library programs and community functions. Parking, too, needs to be expanded to maximize potential use. This study indicates a need for nearly 600,000 additional square feet of space for branch expansion (excluding the main library) over the current 275,000 square feet countywide by the

year 2020. Such an increase is needed to support an expected threefold increase in demand for current library resources, services and programs in support of a projected population increase of approximately 62%.

Appendix A includes Kern County Library branch descriptions, and a list of services and resources and Appendix B includes library service area maps.

FACILITY PRIORITIES

The generally accepted method for selecting among competing capital projects is a cost-benefit analysis. The ideal cost-benefit approach is as follows:

1. The list of projects to be analyzed is identified.
2. The impacts, both favorable and unfavorable, of each project are determined.
3. A dollar value is assigned to these impacts.
4. The net benefit (total benefit minus total cost) is calculated.
5. The projects with the greatest net benefit are selected.

Consistent with cost-benefit methodology, measurable costs and benefits associated with existing and proposed library branches have been identified and possible library projects ranked accordingly.

The ranking criteria, in relative priority, are as follows:

- ~~///~~Projected Space Deficiency
- ~~///~~Impact of Leased Facilities on Library Budget
- ~~///~~Integrity of Existing Structures
- ~~///~~Distance from nearest library

Projected Space Deficiencies

The year 2020 population projections were calculated for each existing library service area and seven new library service areas are planned. Functional space needs for each branch were calculated using standard methodologies for public library branches and then compared to current facility size. The branches were then ranked by "percent of floor space deficiency" to be experienced in year 2020. (See Appendix D, column BS in the "Kern County

Library space needs and project/construction cost estimates” spreadsheets for rankings). New library service areas were ranked separately.

Kern County Library presently has an average of .42 square foot per capita and .31 square foot per capita for the branches. The current low square foot per capita is .11 at the Eleanor Wilson Branch in Bakersfield with a projected high of .89 at Wofford Heights Branch for a new leased facility currently in the planning stages. Average square footage needs per capita by the year 2020 is .78 with a low of .71 and a high of 1.35 dependent upon community needs at the time the facility building program is prepared along with financial considerations.

Rankings for existing branches in order of greatest deficiency:

1. Frazier Park
2. Delano
3. Wilson
4. Tehachapi

Rankings for facilities in new library service areas:

1. Southwest Bakersfield (Gosford/Panama Lane)
2. Rosedale East
3. Rosedale West
4. Niles/Fairfax

While the Southwest Bakersfield (Gosford/Panama Lane) service area ranks first in the metro area for space, we are ranking Rosedale East first in new library service areas in the conclusion because of the larger current and projected population growth in Rosedale East and West, and because of the severity of the current traffic problems as recently published by Kern Council of Governments in “Roads to Ruins.”

To build any of the facilities in a new library service area at this time would place a substantial burden on the Library’s operating budget. Therefore, only Rosedale East is ranked in the conclusion for the aforementioned reasons.

Impact of Leased Facilities on Library Budget

Eight library branches are located in leased space. Replacing these branches with County-owned facilities is a high priority to set free funds within the Library budget for services and resources rather than "overhead." The branches were ranked by the lease cost of current locations and by the cost/square feet (projected to year 2020 and based on 5% CPI Annual Increase). (See Table A next page)

Rankings by highest cost per square foot:

1. Mojave
2. Tehachapi
3. Northeast
4. Southwest
5. Boron
6. Frazier Park
7. Kernville
8. Wofford Heights

Since the Southwest Branch will be donated to the County in 2006, it is excluded from the final rankings in the conclusion.

Kern County Library
RENT / LEASE - TWENTY -YEAR PROJECTION

Branch	Current rent	Projected rent	FY 2001-02 TOTAL	FY 2002-03 TOTAL	FY 2003-04 TOTAL	FY 2004-05 TOTAL	FY 2005-06 TOTAL	FY 2006-07 TOTAL	FY 2007-08 TOTAL	FY 2008-09 TOTAL	FY 2009-10 TOTAL	FY 2010-11 TOTAL	FY 2011-12 TOTAL	FY 2012-13 TOTAL	FY 2013-14 TOTAL	FY 2014-15 TOTAL	FY 2015-16 TOTAL	FY 2016-17 TOTAL	FY 2017-18 TOTAL	FY 2018-19 TOTAL	FY 2019-20 TOTAL	FY 2020-21 TOTAL	FY 2021-22 TOTAL	TWENTY- YEAR TOTAL
Boron	\$1,280	\$1,280	\$15,360	\$16,128	\$16,934	\$17,781	\$18,670	\$19,604	\$20,584	\$21,613	\$22,694	\$23,828	\$25,020	\$26,271	\$27,584	\$28,964	\$30,412	\$31,932	\$33,529	\$35,205	\$36,966	\$38,814	\$40,755	\$548,648
Frazier Park	\$744	\$744	\$8,928	\$9,374	\$9,843	\$10,335	\$10,852	\$11,395	\$11,964	\$12,563	\$13,191	\$13,850	\$14,543	\$15,270	\$16,033	\$16,835	\$17,677	\$18,561	\$19,489	\$20,463	\$21,486	\$22,561	\$23,689	\$318,901
Kernville	\$350	\$350	\$4,200	\$4,410	\$4,631	\$4,862	\$5,105	\$5,360	\$5,628	\$5,910	\$6,205	\$6,516	\$6,841	\$7,183	\$7,543	\$7,920	\$8,316	\$8,731	\$9,168	\$9,626	\$10,108	\$10,613	\$11,144	\$150,021
Mojave	\$1,650	\$2,043	\$24,516	\$25,742	\$27,029	\$28,380	\$29,799	\$31,289	\$32,854	\$34,496	\$36,221	\$38,032	\$39,934	\$41,931	\$44,027	\$46,229	\$48,540	\$50,967	\$53,515	\$56,191	\$59,001	\$61,951	\$65,048	\$875,693
Northeast	\$4,800.00	\$7,150	\$85,800	\$90,090	\$94,595	\$99,324	\$104,290	\$109,505	\$114,980	\$120,729	\$126,766	\$133,104	\$139,759	\$146,747	\$154,084	\$161,789	\$169,878	\$178,372	\$187,291	\$196,655	\$206,488	\$216,812	\$227,653	\$3,064,712
Southwest¹	\$25,640	\$25,640	\$307,686	\$307,686	\$307,686	\$307,686	\$3,692,228	\$153,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,076,813
Tehachapi	\$4,960	\$4,960	\$59,520	\$62,496	\$65,621	\$68,902	\$72,347	\$75,964	\$79,762	\$83,751	\$87,938	\$92,335	\$96,952	\$101,799	\$106,889	\$112,234	\$117,846	\$123,738	\$129,925	\$136,421	\$143,242	\$150,404	\$157,924	\$2,126,010
Wofford Hgts	\$445	\$1,458	\$10,024	\$16,216	\$16,249	\$17,494	\$20,166	\$17,563	\$17,917	\$18,275	\$18,641	\$19,014	\$19,394	\$19,782	\$20,177	\$20,581	\$20,993	\$21,413	\$21,841	\$22,278	\$22,723	\$23,178	\$23,641	\$407,560
Annual Total			\$516,034	\$532,142	\$542,587	\$554,764	\$3,953,458	\$424,523	\$283,690	\$297,337	\$311,656	\$326,680	\$342,443	\$358,983	\$376,338	\$394,550	\$413,661	\$433,714	\$454,757	\$476,840	\$500,013	\$524,333	\$549,854	\$12,568,358

Starting with FY2001-02, each year has been adjusted by a 5%cost increase for possible Consumer Price Index changes

¹ County will own this branch as of 12/31/06

Kern County Library Rent / Lease Twenty-Year Projection Ranked by Twenty-Year Current Facility Total			
Branch	Current Facility Sq. Ft.	Current Facility 20-Year Total	20-Year Cost Per Sq. Ft.
Southwest	18,336	\$5,076,813	\$277
Northeast	10,000	\$3,064,712	\$306
Tehachapi	4,500	\$2,126,010	\$472
Mojave	1,784	\$875,693	\$491
Boron	2,000	\$548,648	\$274
Frazier Park	1,184	\$318,901	\$269
Wofford H.	1,100	\$407,560	\$371
Kernville	564	\$150,021	\$266

Kern County Library Rent / Lease Twenty-Year Projection Ranked by Twenty-Year Cost Per Square Foot			
Branch	Current Facility Sq. Ft.	Current Facility 20-Year Total	20-Year Cost Per Sq. Ft.
Mojave	1,784	\$875,693	\$491
Tehachapi	4,500	\$2,126,010	\$472
Northeast	10,000	\$3,064,712	\$306
Southwest	18,336	\$5,076,813	\$277
Boron	2,000	\$548,648	\$274
Frazier Park	1,184	\$318,901	\$269
Kernville	564	\$150,021	\$266
Wofford H.	2,025	\$407,560	\$201

Integrity of Existing Structures

The Buttonwillow, Frazier Park, Kernville and Tehachapi Branches are located in structurally inadequate facilities. The Buttonwillow Branch is a County-owned, un-reinforced adobe structure with overstressed roof trusses that are not tied to the walls. The Buttonwillow, Frazier Park, and Kernville branches are not handicapped accessible, and many interior areas of the Tehachapi Branch do not meet the American for Disabilities Act (ADA) for accessibility. The Buttonwillow and Kernville branches are in fair to poor condition, respectively, and the Frazier Park and Tehachapi branches are in fair condition.

Distance from Nearest Library

This factor considers the inconvenience to the public in having to travel distances to a library facility and the impact this has on people's lives and the environment. Trip reduction is a goal to reduce air pollution in this County and this factor takes that into account as well.

The rank order of existing library service areas with the greatest distance in miles from another library are in rural areas:

1. Ridgecrest (46)
2. Frazier Park (38)
3. Boron (24)
4. Tehachapi (21)
5. Buttonwillow and Taft (19)

Ranking in new library service areas:

1. Lost Hills (21)
2. Rio Bravo, Rosedale East and Rosedale West (5) Metro area

Ranking will be in order by greatest distance for all existing and proposed new library service areas.

Combined Rankings

The overall ranking of the projects is based upon a combination of the number of categories within which a branch is highly ranked and the relative importance of each of those categories. When the four criteria are considered, the following rankings occur:

	<u>Projected 2020 Space Deficiency</u>	<u>Lease Cost s/f to Year 2020</u>	<u>Distance</u>	<u>Integrity of Existing Structures</u>
1.	Frazier Park (leased)	Mojave	Ridgecrest	Kernville (leased)
2.	Delano	Tehachapi	Boron	Buttonwillow
3.	Wilson	Northeast	Frazier Park	Frazier Park (leased)
4.	Tehachapi (leased)	Boron	Tehachapi	Tehachapi (leased)
5.	Rosedale East	Frazier Park	Lost Hills	

Recommendations

Based on the four ranking columns and other variable factors, the following branches are recommended as the highest priority for new construction to compete for Library Bond Act funding or other funding should it become available.

Bond Act Application Ranking	Preliminary Project Cost Estimate (Millions of Dollars)
1. Frazier Park	\$ 5.1
2. Tehachapi	17.2
3. Rosedale East	28.5
4. Kernville	2.3
5. Buttonwillow	3.4

A description of each of these top ranked facilities follows.

Frazier Park Branch: This leased branch operates out of a 1,184 square foot storefront facility in a centrally located area. The interior design is an open room with one restroom that serves as a storeroom, a janitor's closet, restroom for public and staff, and a typewriter closet. Handicapped accessibility is impossible because of one step in the entranceway, a down-sloping driveway, and inadequate space to maneuver around the facility. The biggest

constraint to expansion is the lack of adequately sized storefront facilities that are handicapped-accessible to lease in this community. This rural, remotely located branch, ranks in all four ranking categories. It is first in space deficiencies for existing library service areas for a community that is expected to double in size from its current population of 7,051 to just under 14,000. It ranks third in distance (38 miles) from the nearest library and third in integrity of existing structures. The cost-benefit analysis of leasing versus a new building further justifies a new facility. It is the only other branch besides Tehachapi to rank in all four categories, and ranked higher than Tehachapi in three of the four categories. Therefore, it received the highest overall ranking.

Tehachapi Branch: This partially handicapped-accessible, leased facility of 4,500 square feet ranks fourth of all our branches in deficient floor space, second in leased costs per square foot, and fourth in distance from the nearest library (21 miles) and integrity of existing structures. A new facility is needed to accommodate a growing service area population that is expected to increase to nearly 41,500 by the year 2020 from its current population of 28,415. The branch is most deficient in space to accommodate readers, shelving, technology, special uses, meetings, public service desks, and workroom space. The leased cost is second highest of all leased facilities for a 20 year period. The cost savings factor per square foot warrants strong consideration for replacing this facility with a County-owned building. Based on these rankings in all four of the most important categories, it appears to be the second ranked branch with the most significant need of replacement.

Rosedale East: The population of this new library service area is nearly 24,000 people. This area together with approximately 30,000 Rosedale West residents totals nearly 53,000 and is expected to more than double to over 121,000 people by the year 2020. This dramatic

population growth in a metropolitan area that does not have a library at all, and is only served by a bookmobile for just a few hours a week, justifies a library. Add the trip reductions from people having to travel to the Southwest Branch, and there is a win-win situation in relieving traffic congestion, improving the air quality, and increasing library access to residents. Recently, a Rosedale patron commented “It takes us almost 40 minutes to travel from Rosedale to the Southwest Branch so our family hardly ever uses the library any more.” Construction of this branch would have the greatest positive impact on the greatest number of people. However, the estimated project costs of \$28.5 million makes construction of this branch a challenge.

Kernville Branch: This woefully inadequate and antiquated 564 square foot leased facility needs replacement with a 2,600 square foot facility to meet the ADA requirements and current programmatic needs. A federal civil suit was filed in 1998 for ADA noncompliance. The County has made every effort to comply with reasonable accommodation; however, the structure is so inadequate that it must be replaced with a new facility. Recent comments by a local resident further support this, “The building is in real poor shape, ceiling tiles sag, there is water damage, and the back door doesn’t even close tight. Books are in crates because there is no space and some of the shelves are in a state of disrepair. The librarian is a nice, friendly, helpful woman, but the library itself is seriously tacky!” This branch ranked fourth in need of replacement largely because of its seriously dilapidated condition, the lack of handicapped accessibility and the lack of space to carry out its mission. It ranks ninth in space deficiencies and first in lack of integrity of existing structures.

Buttonwillow Branch: This County-owned facility needs replacement to comply with ADA requirements and because of its structural integrity problems. While it recently underwent

some refurbishment to add air conditioning and additional lighting, it is woefully insufficient to meet current program requirements. It ranks 13th in space deficiencies and second in deficiency of structures. It is located 19 miles from the nearest library.

It does not appear productive to rank future needs beyond these five branches at this point. As discussed below, completion of these projects is likely to consume any available resources for library construction in the near term. If other grants or capacity building partnerships became available to advance the library's mission, and if the grant criteria warranted consideration of other projects not on this priority list to increase the County's competitive edge, then it would be appropriate to make suitable recommendations.

New Library Service Areas

Constructing six new branches in the greater Metropolitan Bakersfield area is warranted. The recommended priority order is: Rosedale East, Southwest (Gosford/Panama), Rosedale West, Niles/Fairfax, South Bakersfield, and Rio Bravo. This recommendation is based upon projected population growth, space deficiency needs, traffic congestion, air quality issues, and most importantly, the need to provide patrons with more convenient and better customer service. Lost Hills, too, is in need of a new facility, and is currently served by a bookmobile stop as is Rosedale East, and the South Bakersfield area. Other new service areas for branches may certainly be considered in future phases, but for this phase, the improvement of current facilities has received top priority, together with one burgeoning library service area in northwest Bakersfield. Other areas may receive higher priority if a developer or other partner constructs the County's new facility per the library's building program functional

specifications.

See Appendix C for “space needs and project/construction cost methodology” and Appendix D for library service area population for 1980 and 2000, 2020 population estimates, and “space needs and project/construction cost estimates.”

FINANCING ALTERNATIVES

The primary sources of financing for library facilities are as follows:

1. General-Purpose Discretionary Funds
2. California General Obligation Bonds (\$350 Million from Library Bond Act)
3. Special Use Funds

General-Purpose Discretionary Funds

One hundred percent funding of a library project with discretionary funds is a theoretical option only. As indicated in the interim space plan provided to the Board in 1993 and in the most recent capital project list, Kern County faces tremendous capital project needs. Libraries may be challenged to compete successfully for discretionary funds except to the extent that those funds are leveraged by other sources of revenue as outlined below.

California General Obligation Bonds

Several library projects appear to be possible with current bond funds. These funds provide a 65% State to 35% local match on a very competitive basis for eligible costs. The most recent voter approved library bond in 2000, made \$350 million available for library projects.

Special Use Funds

Developers may construct or fund the construction of new library facilities to positively impact their developments. Under current law, Kern County voters may also elect to pass a

1/8 cent or 1/4 cent sales tax for up to 16 years for library operations and capital construction, a local bond act, and another State library bond act is also possible.

SUMMARY

Kern County's library facilities, if not improved, are projected to be woefully inadequate by the year 2020. This report identifies the branches with the greatest need for replacement and/or expansion and new library service areas in which branches need to be constructed. The potential sources of funds to accomplish library facility improvements may include, State general obligation bonds, general purpose discretionary funds, and alternative sources of revenue. The Library Department and the County Administrative Office should proceed to pursue financing through the Library Bond Act and prepare grant applications for the top two or three projects in the Recommendations section, and for others as opportunities arise, consistent with specified grant criteria, rankings and competitiveness.

APPENDIX A

Kern County Library Branch Descriptions

Arvin Branch

In 1997, a 2,493 square foot steel reinforced adobe building was replaced with a newly constructed state-of-the-art 8,182 square foot facility. It was largely financed with federal grant funds from the Library Services and Construction Act, (LSCA) Title II and Community Development Block Grant funds from HUD. This functional building should be suitable for at least another fifteen years, depending on how fast Arvin's population grows. The facility currently serves 14,755 people, and its population is projected to be 22,670 in 2020. The branch currently ranks twenty-first in the County's space deficiency rankings.

Baker Branch

This 4,137 square foot branch is on the National Register of Historic Places. A two-phase project to make it handicapped accessible and structurally sound, and to restore the interior and refurbish the heating, cooling, and electrical systems, was completed in 1991. It ranks seventh in the rankings for space deficiencies. The Baker Branch serves a population of over 26,000 and its 2020 population is projected to be just over 30,000.

Beale Memorial Library (Main)

Beale Memorial Library, the main library and headquarters for all library support operations, was built in April 1988. It was financed through debt service with County general-purpose discretionary funds supplemented with private funds raised by the Kern County Library Foundation for enhancements to the new facility. This library has 127,000 square feet and is adequate for most functions for at least another five to ten years. Present space deficiencies exist for storage, special uses, new technology, and shelving in the Geology,

Mining and Petroleum Room, Local History Room, adult reference area, children's library, audio-visual room, and professional library. The children's area could also use more reader and special use space to accommodate the droves of children that flock to this award-winning library for enhanced special literature enrichment programming. Additional staff and volunteer work space is needed for many units including computer services, bibliographic control, and bookmobile operations. The main library requires a separate feasibility study for its expansion and/or replacement and is not ranked in this study.

Boron Branch

The Boron Branch operates out of a leased 2,000 square foot storefront facility on a main street, serving a current population of 3,325. It has occupied the building since 1985. Additional space is needed for shelving, staff, handicapped public and staff rest rooms (presently there are no public restrooms), storage, custodial services, and a public meeting room for library programs and public functions. Hot water is also needed. A new building would be more cost effective than the current lease. Future needs warrant 4,275 square feet to serve a projected 2020 population of around 4,200.

Buttonwillow Branch

This 1,490 square foot branch serves a population of just over 3,000 and was constructed in 1938. The exterior was repainted in 1981, and air conditioning and additional lighting was added a couple of years ago. While it appears to be in fair condition, the structural integrity is questionable because it is un-reinforced adobe. It does not have a public restroom, nor is it handicapped accessible. the facility lacks many functional program areas including adequate reader, technology, special use, shelving, staff work areas, storage space, and community meeting and library program space. Future space needs warrant 4,676 square feet

to serve a projected 2020 population of nearly 5,000.

California City Branch

This 6,110 square foot branch, built in 1982, occupies a County-owned building as part of the Civic Center Complex. It is functionally deficient in that restrooms are not accessible from the meeting rooms after hours. It needs additional space for all programmatic areas to accommodate future growth. Space needs warrant 11,916 square feet for a projected 2020 population of 16,706.

Delano Branch

This branch of 6,000 square foot was built in 1966. It is located on a corner site off the main corridor. Its most pressing needs are for additional shelving, reader and staff work space, space for new technology and special uses, a much larger meeting room, restrooms accessible to the public after hours adjacent to the meeting room, storage space, and landscaping, electrical, telephone and custodial closets. Delano requires 42,323 square feet to meet the needs of a fast growing population by the year 2020, which is expected to swell to nearly 60,000.

Fire Department

This facility is excluded from the list. The facility is owned and operated by the Kern County Fire Department in its training center. The Library has a computer lab open to the public in this facility (off Olive Drive in Northwest Bakersfield). The technology lab was provided through a grant from the Bill Gates Foundation. Because of a lack of space, the training center could only accommodate three of the four computers slated for this facility. The Fire Department contracts with the Library for shared computer services through the Library's joint powers agreement with the San Joaquin Valley Library System.

Frazier Park Branch

This leased branch operates out of a 1,184 square foot storefront facility in a centrally located area to serve over 7,000 people. It is located 38 miles from the nearest library. The biggest constraint to expansion is the lack of adequately sized storefront facilities to lease in this rural town. The population often swells twofold on weekends in this weekend mountain retreat. Functionally, the branch lacks just about everything that a branch should have to meet programmatic requirements for collections, programming, technology, equipment, community meetings, staff work areas, and custodial services. The interior is an open room with one restroom that serves as a storeroom, janitor's closet, public and staff restroom, and typewriter closet. Handicapped accessibility is impossible because of one step in the entranceway and a down-sloping driveway. Our cost benefit analysis of the lease versus a new building furthermore justifies a new facility. In the year 2020, space needs call for a facility of approximately 10,000 square feet to serve an estimated population of 14,000.

Holloway-Gonzales Branch

This 7,465 square foot County-owned branch was built in 1975. Future population growth warrants an 18,682 square foot branch to serve over 26,000 people. It needs additional space for a much larger community meeting room, additional restrooms accessible to the public after hours adjacent to the meeting room, shelving, storage, and new technology to expand the ever-popular existing computer lab funded by the Bill Gates Foundation.

Kern River Valley Branch

A 6,000 square foot handicapped accessible facility opened in 1990 as part of a County complex (on its own pad) on the main thoroughfare at the east end of Lake Isabella. Future growth patterns here warrant doubling the current size of the facility to approximately

12,000 square feet to accommodate a need for an expanded collection, additional meeting room space, storage space, staff work room space, and areas for additional technology. Population is expected to grow to nearly 17,000 by 2020. This branch also serves as a support service for one of the system's three bookmobiles to serve the greater Kern River Valley area.

Kernville Branch

The Kernville Branch has been in existence over eighty years because of strong community support from this popular tourist town. The branch occupies a 564 square foot dilapidated leased storefront facility which was outgrown long ago. The population has increased threefold since it was first occupied in 1955. It lacks handicapped access, storage space, a public restroom, adequate reader, shelving, technology, and meeting room space. Maintenance, including roof repairs, has been a continual challenge through the years. Future needs warrant nearly 2,600 square feet. While the current lease is cost effective, ADA noncompliance, and space needs for its population of nearly 2,000 warrants replacement.

Lamont Branch

An 11,425 square foot new state-of-the-art facility was completed in 1998. It was built with federal grant funds from LSCA, Title II and from Community Development Block funds from HUD. It replaced a 4,000 square foot branch housed in a former community hall built during the 1940s. Its future space needs warrant over 24,000 square feet to accommodate a projected population of 33,818 to the year 2020.

McFarland (Clara M. Jackson) Branch

McFarland was the beneficiary of federal grant funds to construct a 6,100 square foot new facility in 1995. Both LSCA Title II and HUD Community Development Block grants

financed this project. This new facility replaced an un-reinforced brick building of questionable structural integrity that was built in 1923. A 2020 population of over 15,000 warrants a 10,819 square foot facility.

Mojave Branch

The Mojave Branch is presently located in a 1,794 square foot leased storefront located in a shopping center that also serves California City and Boron. This branch has functional space deficiencies similar to the Frazier Park Branch except that it is handicapped accessible. It needs to be replaced with a 10,955 square foot building to serve a projected population of 12,739. Its lease is currently the most expensive one per square foot over a 20 year period. A new facility would be much more functional for the community and more cost effective than the current leased one.

Northeast Branch

This leased 10,000 square foot storefront facility replaced a 4,100 square foot leased facility in the same shopping center in July 1994. However, like its forerunner, it lacks adequate space for new technology, public meetings and library programs, custodial services, books, media, readers and staff workspaces, as well as an adequate number of public restrooms. It needs 28,449 square feet to serve a projected 2020 service area population of nearly 40,000. This facility also serves the people in the Rio Bravo area, which is in need of its own facility. The current lease cost per square foot over 20 years justifies replacement with a County-owned facility.

Rathbun (Bryce C.)Branch

This County-owned 7,560 square foot facility, constructed of cinder block, was built in 1981. It needs 28,328 square feet to serve nearly 40,000 people by 2020 and to house

80,000 volumes and other services and resources. Major space deficiencies include an inadequately sized meeting room for library programs, room for collection growth, technology, reader and special use space.

Ridgecrest Branch

The Ridgecrest Branch was completed in 1978 and is County-owned. It has 7,465 square feet of space and is located in a County building complex on its own pad along a major downtown boulevard. Concrete block construction and large view windows are its predominant features. A new site will be needed to accommodate a 30,206 square foot building for its projected 2020 service area population of 42,348. The current most pressing needs are for additional shelving, reader, technology, storage, staff work, and special use space. Additional space is also needed for library and community programs and meetings. Accessible restrooms open to the public after hours are needed adjacent to the community meeting room.

Rosamond (Wanda Kirk) Branch

A new state-of-the-art 16,290 square foot facility was constructed in 1995 for this bedroom community of Los Angeles whose population grew fourfold between 1991 and 1995 and is now 21,863. This new facility, financed with California Library Construction and Renovation Bond Act funds and County general purpose discretionary funds, replaced a dilapidated, County-owned, 1,200 square foot stucco facility. The 2020 projected population of Rosamond is slated to grow to nearly 50,000 and will require a 35,329 square foot branch to meet community needs by that time.

Shafter Branch

Shafter Branch, a County-owned facility of 4,155 square feet, was built in 1966. The 2020 plan warrants 21,563 square feet to accommodate a population of over 30,000.

Pressing concerns for space include a need for more staff work areas, new technology, shelving for materials, readers, special uses, a staff lounge, and a larger meeting room.

Southwest Branch

This leased facility of 18,336 square feet serves one of the most rapidly growing areas of the county. Southwest's circulation is the second highest in the County, with nearly 300,000 annually. Its lease is slated to expire in 2006, at which time the County will assume ownership of the facility. The lease is the fourth most expensive of all library leases. Cost savings per square foot for a new building over the present lease are significant. However, because of owner will donate this facility to the County, it is not slated for replacement, but does need significant upgrades, expansion, and remodeling. A new 46,607 square foot facility will be needed to replace the existing branch by the year 2020 to adequately serve a projected population of over 65,000. Current functional deficiencies include inadequate lighting in many book stack aisles and inadequate reader and shelving space in both the children's and adult areas. The 2020 plan divides the Southwest Branch's population service area into several areas to include a new library service area south of the existing branch, and the new developments of Rosedale East and Rosedale West.

Taft Branch

A County-owned facility of 4,726 square feet, the Taft Branch was built in 1955 to accommodate 16,700 volumes; it presently holds 37,619 volumes. Major space shortfalls exist for new materials, readers, new technology, special uses, meetings for the community and library programs, staff work areas, storage spaces, and additional restrooms. Functional deficiencies include inadequate lighting and frequent burnouts, windows that do not shut tight (allowing in massive cricket infestations in the summer), and about one quarter of the

collection is inaccessible to the handicapped because of narrow book stack aisles. Projected space needs warrant an 18,716 square foot facility to adequately serve a projected 2020 population of over 26,000.

Tehachapi Branch

This partially handicapped accessible, leased facility of 4,500 square feet needs to be replaced with a facility of nearly 30,000 square feet to accommodate a projected 2020 population of 41,500. The branch is most deficient in reader and shelving space, staff work space, public service desks for various functions, meeting space for library and community programs, and other needs such as electrical, landscaping, telephone and custodial closets. The cost savings for replacing this facility with a County-owned one is significant. This facility ranks second over all others for replacement.

Wasco Branch

Constructed in 1968 of concrete block walls, this 4,400 square foot branch serves a population of 21,686, which is projected to grow to 30,022 by the year 2020. Wasco is the home for a recently completed prison facility. More space is needed all programmatic areas of the library to adequately address community needs. Future space needs total 25,694 square feet.

Wilson (Eleanor N.) Branch

This County-owned facility opened in 1970 and has been outgrown as the southeast Bakersfield population has increased dramatically. It has 6,400 square feet and has the lowest per capita square feet of all branches at .11. It will need replacement for a projected 2020 population of 58,841 with a library facility of nearly 42,000 square feet to meet community needs. Children's reader space and shelving space are the most critical shortfalls followed by

a need for space for new technology, a larger meeting room, and staff work space. Also the restrooms, while handicapped accessible, are in need of enlargement to better accommodate entry.

Wofford Heights Branch

This branch is in a leased storefront just off the main thoroughfare. It currently occupies 1,100 square feet and has future space needs of approximately 3,000 to serve a somewhat stable population of close to 2,500. The Library is in the final planning stages to move this facility to a 2,025 square foot leased facility that is handicapped accessible, and in a more visible and centrally located area in the business district next to the new Post Office.

Bookmobiles

The space needs methodology (See Appendix C) does not apply to bookmobiles, which are therefore not included in the rankings. A significant need for increased bookmobile service has been identified. The Library would like to add at least three additional 26-foot units to serve the over 300 preschools throughout the County to encourage reading at an early age. Approximate costs would be about \$450,000 each, fully stocked and equipped with online technology. The library also needs to replace the existing three bookmobiles as they are near the end of their lifespan and are not handicapped accessible. Two of the bookmobiles are late 1970 vehicles with many repair problems, and one has a chassis that dates back to 1991 and has a box in need of replacement.

Proposed New Library Service Areas/Branches

The burgeoning growth of the Greater Bakersfield area warrants a new branch in each of the following areas, in priority order: Rosedale East, Southwest – Gosford/Panama, Rosedale West, Niles/Fairfax, South Bakersfield (north of Greenfield), Rio Bravo, and Lost

Hills. While the Southwest Gosford/Panama ranked first in space deficiency for new library service areas, the combined population of the existing and projected growth of the Rosedale areas coupled with severe traffic congestion justifies a higher priority ranking of Rosedale East. However, construction of a new facility cannot be justified at this time over replacing existing facilities that need replacement for cost savings, ADA noncompliance, space needs, and/or structural reasons.

Kern County Library



GREATER BAKERSFIELD AREA

- | | | |
|---|-----------------------------|----------|
| 1 BAKER BRANCH | 1400 Baker St. | 861-2390 |
| 2 BEALE MEMORIAL LIBRARY | 701 Truxtun Ave. | |
| | Information Desk | 868-0701 |
| | Reference Desk | 868-0770 |
| | Arkelian Children's Library | 868-0750 |
| | Audio-Visual | 868-0740 |
| | Circulation Desk | 868-0760 |
| 3 HOLLOWAY-GONZALES BRANCH | 506 E. Brundage Lane | 861-2083 |
| 4 KERN COUNTY FIRE DEPARTMENT | 5642 Victor St. | 861-2511 |
| 5 NORTHEAST BRANCH | 3725 Columbus St. | 871-9017 |
| 6 RATHBUN BRANCH | 200 W. China Grade Loop | 393-6431 |
| 7 SOUTHWEST BRANCH | 8301 Ming Ave. | 664-7716 |
| 8 WILSON (Eleanor Wilson) BRANCH | 1901 Wilson Road | 834-4044 |

OUTSIDE BAKERSFIELD

- | | | |
|---|-----------------------------|----------------|
| 9 ARVIN BRANCH | 201 Campus Drive | 854-5934 |
| 10 BORON BRANCH | 26967 20-Mule Team Road | (760) 762-5606 |
| 11 BUTTONWILLOW BRANCH | 116 S. Buttonwillow Ave. | 764-5337 |
| 12 CALIFORNIA CITY BRANCH | 9507 California City Blvd. | (760) 373-4757 |
| 13 DELANO BRANCH | 925 10th Ave. | 725-1078 |
| 14 FRAZIER PARK BRANCH | 3015 Mount Pinos Way | 245-1267 |
| 15 McFARLAND (Clara M. Jackson) BRANCH | 500 Kern Ave. | 792-2318 |
| 16 KERN RIVER VALLEY BRANCH | 7054 Lake Isabella Blvd. | (760) 379-8022 |
| 17 KERNVILLE BRANCH | 48 Tobias Street | (760) 376-6180 |
| 18 LAMONT BRANCH | 8304 Segrue Road | 845-3471 |
| 19 MOJAVE BRANCH | 16916 1/2 Hwy. 14, Space D2 | 824-2243 |
| 20 RIDGECREST BRANCH | 131 E. Las Flores | (760) 375-7666 |
| 21 ROSAMOND (Wanda Kirk) BRANCH | 3611 Rosamond Blvd. | 256-3236 |
| 22 SHAFTER BRANCH | 236 James St. | 746-2156 |
| 23 TAFT BRANCH | 27 Emmons Park Drive | 763-3294 |
| 24 TEHACHAPI BRANCH | 450 W. F St. | 822-4938 |
| 25 WASCO BRANCH | 1102 Seventh St. | 758-2114 |
| 26 WOFFORD HEIGHTS BRANCH | 7 Oak St. | (760) 376-6160 |

BOOKMOBILES

- | | | |
|--|--------------------------|----------------|
| B1 BOOKMOBILE 1 (Bakersfield) | 701 Truxtun Ave. | 868-0755 |
| B3 BOOKMOBILE 3 (Lake Isabella) | 7054 Lake Isabella Blvd. | (760) 379-8022 |

Diane R. Duquette
Director of Libraries

It's all...@your library™ —Check it out!

MATERIALS

- Materials on all subjects for people of all ages
- Online and CD-ROM technology and access to thousands of user-friendly databases
- Newspapers, magazines and government documents (selected federal, state and local)
- Videos, DVDs, cassettes, CDs books on tape and disc, CD-ROM software
- Books in Spanish and other languages
- Large print and Braille materials
- Job skill building and employment test preparation study materials
- Career and college planning materials
- Telephone books — California, U.S. and international cities

INFORMATION AND RESEARCH

- Information specialists and support staff to provide search strategies
- Online catalog linking all public library databases in the Central and Southern San Joaquin Valley
- Readers' advisory
- Inter-library service to request and borrow materials from libraries nationwide
- Electronic databases for specialized subject searches and retrieval of magazine and newspaper articles

SPECIAL RESOURCES

- At the Beale Memorial Library:
 - Local History Room
 - ◆ Carleton Watkins Photography Collection
 - ◆ Curtis Darling Map Collection
 - ◆ Genealogy Room
 - Fern Doe Reference Center
 - Computer training lab
 - Geology, Mining and Petroleum Room
 - Business Alcove
 - Fine art by 19th and 20th century California artists
 - 300-seat Auditorium with kitchen facilities
- At Lamont, Taft and Frazier Park Branches:
 - Community history photograph archives
- At Beale and Wanda Kirk (Rosamond) Branches:
 - Teleconferencing options
- At Wilson Branch:
 - Low-vision testing by the Braille Institute

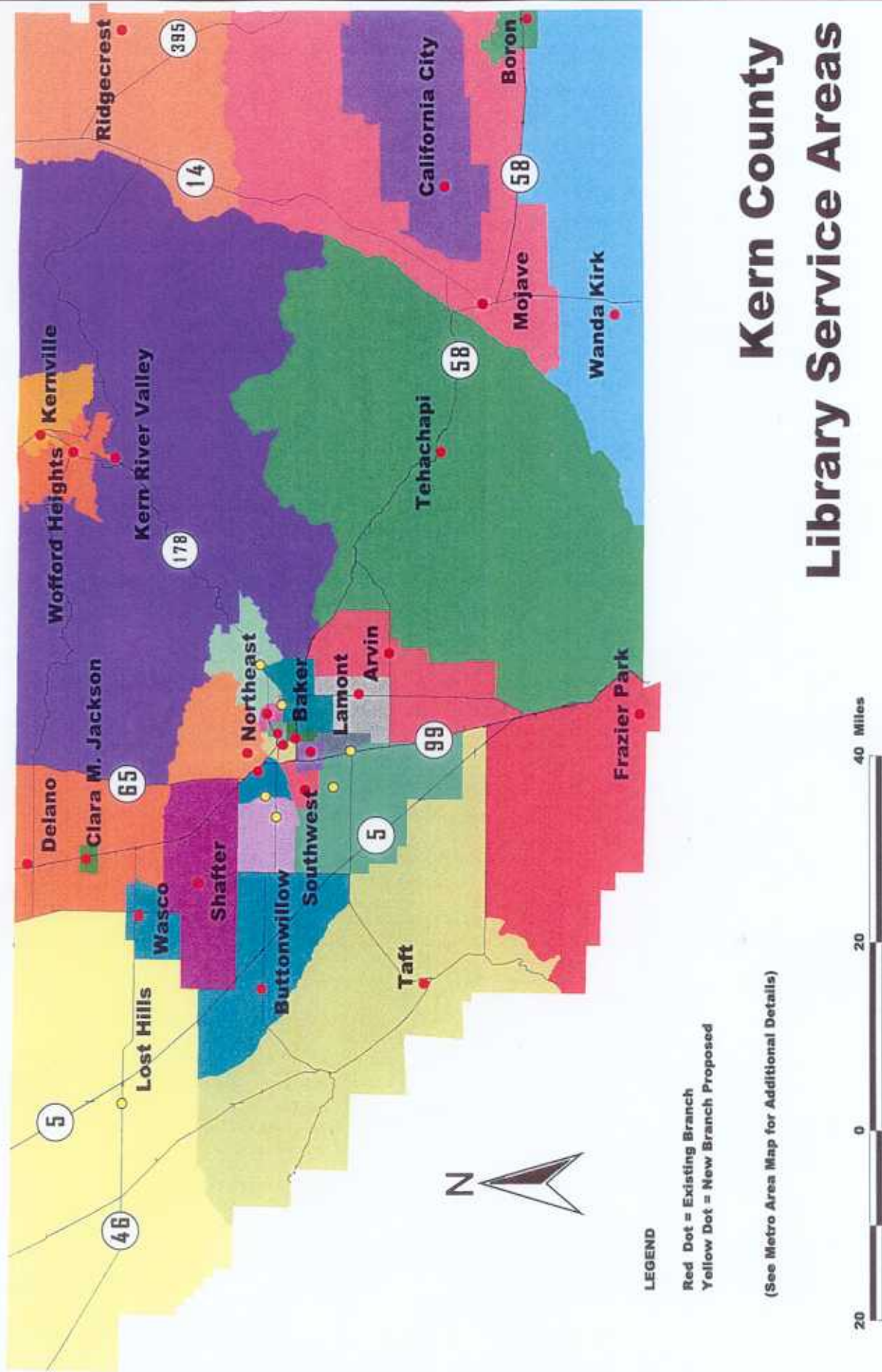
SERVICES

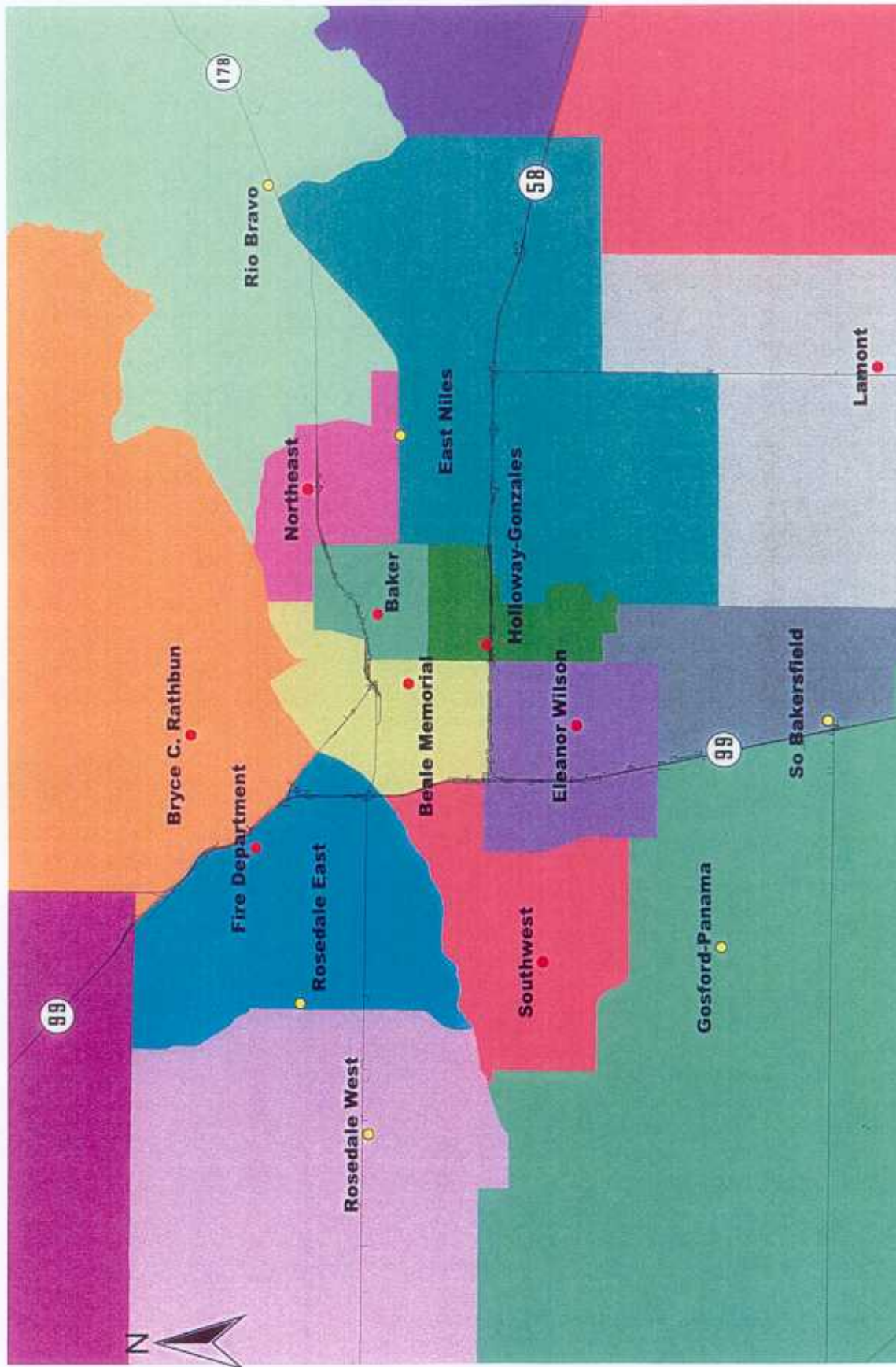
- Personal computers, Internet access, typewriters, copy machines (some color) and fax.
- Internet instruction and orientation
- Audio-visual listening/viewing carrels
- Book drops for after-hours return of books
- Renew materials and check your account by telephone
- Service-minded, bilingual, multicultural staff
- Library tours and instruction for all ages
- Library access via Library home page: www.kerncountylibrary.org
- Bookmobile service in outlying areas
- Community meeting rooms
- For children:
 - Storytimes for preschool and school-age children
 - Summer reading programs
 - Children's Book Week celebrations
 - Dial-a-Story
- For adults:
 - Tax forms/voter registration
 - Book discussion groups
 - Library programs based on community needs and interests
 - Speakers for programs
 - Used Book Sales sponsored by the Friends of the Library

LIBRARY SUPPORT GROUPS

- Friends of the Kern County Library, Inc.
- Kern County Library Foundation
- Kern County Genealogical Society
- Community volunteers

Availability of some services and materials varies among branches





APPENDIX C

Kern County Library 2020 Population, Space Needs and Project/Construction Cost Methodology (key to following spreadsheet)

Column	Explanation
--------	-------------

- | | |
|----|--|
| A. | Branch name. There are seven new proposed Library Service Areas throughout the County and each one has been given branch name. |
|----|--|

Population - Columns B through F

- | | |
|----|---|
| B. | 1980 population of Library Service Area (LSA); source: U.S. Census and Kern COG |
| C. | 2000 population of LSA; source: U.S. Census and Kern COG |
| D. | Percent change of population from 1980 to 2000 |
| E. | Projected population for 2020 for each LSA; source: California Department of Finance and Kern COG |
| F. | Projected percent change of population from 2000 to 2020 |

Building Space Needs Calculations – Columns G through X

- | | |
|----|---|
| G. | Number of current items/volumes (collections) in each branch. Source: SJVLS/Epitech integrated automated system for Kern County Library |
| H. | Volumes needed for the estimated 2020 population; 2 volumes per person (includes books, AV, and periodicals) for LSA's greater than 10,000 population; 3 volumes per person for LSA's of under 10,000 |
| I. | Volume deficiency or surplus (volumes needed minus current volumes) |
| J. | Number of projected full-time employees (FTE) needed based on 2020 population (one FTE for every 3,500 people in the LSA) |
| K. | Square feet needed for the collections (0.1 sq. ft per volume) |
| L. | Column not used |
| M. | Number of seats needed for readers (5 seats per 1,000 people in the LSA) |
| N. | Square feet for reader seats (30 square feet per seat) |

- O. Square feet for staff area (150 square feet per FTE)
- P. Square feet for Public Service Desks. One half the total FTE times 187 square feet; minimum space allocation is 187 square feet
- Q. Computer workstations needed (0.8 computers per 1,000 people)
- R. Square feet needed for computer workstations (40 square feet is allocated for each station, 5 ft x 8 ft)
- S. Projected number of people using multipurpose meeting room (3 persons per 1,000 of 2020 population)
- T. Square feet needed for multipurpose meeting room (no. of people using the multipurpose meeting room at 15 square feet per seat). The minimum size of the multipurpose meeting room is 600 square feet.
- U. Unspecified special use (8% of the total area allocated for collections, reader seats, staff area, PSD, computer workstations, and meeting room)
- V. Net square feet of branch library (the total area allocated for collections, reader seats, staff area, PSD, computer workstations, meeting room, and unspecified special use)
- W. Non-assigned area (33% of the net building area)
- X. Gross building area (net square feet plus the non-assigned area)

Site Space Needs – Columns Y through AF

- Y. Minimum land area needed for library site, in square feet (gross building area times 4)
- Z. Maximum land area needed for library site, in square feet (minimum site area times 1.5)
- AA. Minimum land area needed for library site, in acres (min. land area divided by 43,560)
- AB. Maximum land area needed for library site, in acres (max. land area divided by 43,560)
- AC. Number of parking spaces (one space per 200 square feet of gross building area)
- AD. Square feet for parking area (no. of spaces times 400 square feet)

- AE. Area needed for landscaping for the minimum site (minimum land area minus the gross building area and minus the parking area)
- AF. Area needed for landscaping for the maximum site (maximum land area minus the gross building area and minus the parking area)

Construction Costs - Columns AG through AZ

- AG. Professional design costs for architectural, engineering, mechanical and other consultant fees excluding interior design (10% of the basic construction cost)
- AH. Interior design costs (\$2.50 per square foot of gross building area)
- AI. Technology cabling (\$5 per square foot of gross building area)
- AJ. Site permits and fees (1.5% of the costs of basic construction and shelves/built-in furnishings)
- AK. Construction estimator (one-half percent of basic construction costs)
- AL. Site acquisition costs for minimum-sized site is derived from the maximum costs for commercial retail areas from Property Management Division Chief. Site cost formula: s/f x \$20/ s/f for the greater Bakersfield area; \$15 s/f for the rural areas (except for Frazier Park which already has a donated site of .97 acre)
- AM. Site acquisition costs for maximum-sized site is derived based on maximum costs for commercial retail areas from Property Management Division Chief. Site cost formula: s/f x \$20/ s/f for the greater Bakersfield area; \$15 s/f for the rural areas (except for Frazier Park which already has a donated site of .97 acre)
- AN. Site development costs for minimum-sized lot, which includes extension of utilities, drainage, and street improvements.

Site square feet	Site Development Costs
0- 99,999	\$500,000
100,000-149,999	\$625,000
150,000-199,999	\$750,000
200,000-249,999	\$875,000
250,000 +	\$1,000,000

- AO. Site development costs for maximum-sized lot, which includes extension of utilities, drainage, and street improvements. Same scale as above, except maximum land area is used.
- AP. Traffic mitigation fee (\$1.75 per square feet of gross building area; fee only applies in the Metro Bakersfield and Rosamond areas)

- AQ. Basic building construction cost (\$208 per square feet of gross building area; based upon State new construction cost for public libraries of \$202 adjusted for locality factor of times (x) .97 and for inflation of .2% from the Bond Act application commencement of January 2002 up to the estimated mid point of the construction bid for the first cycle -30 months). This figure must be adjusted for the second and third cycle application periods.
- AR. Shelving and built-in furnishings (gross building area times \$25)
- AS. Subtotal of construction costs for minimum-sized lot (the sum of professional architectural and interior design, cabling, permits, estimator, land acquisition, site development, traffic fees, construction, shelving, and built-in furnishings)
- AT. Subtotal of construction costs for maximum-sized lot (the sum of professional architectural and interior design, cabling, permits, estimator, land acquisition, site development, traffic fees, construction, shelving, and built-in furnishings)
- AU. Contingency/over-runs for minimum-sized lot (10% of subtotal)
- AV. Contingency/over-runs for maximum-sized lot (10% of subtotal)
- AW. Project administration and inspection fees for minimum-sized lot (15% of subtotal)
- AX. Project administration and inspection fees for maximum-sized lot (15% of subtotal)
- AY. Total construction costs for minimum-sized lot (subtotal plus contingency and administration costs)
- AZ. Total construction costs for maximum-sized lot (subtotal plus contingency and administration costs)

Other Related Costs – Columns BA through BJ

- BA. Furnishings other than shelving and built-ins (\$35 per square feet of gross building area)
- BB. New technology equipment and related accessories, except cabling (\$15 per square feet of gross building area)
- BC. Art (1% of basic construction costs)
- BD. Site landscaping for minimum-sized lot (\$3 per square foot for minimum site area)
- BE. Site landscaping for maximum-sized lot (\$3 per square foot for maximum site area)

- BF. Parking lot costs (\$3.50 per square foot for size of parking lot)
- BG. Signage (\$2 per square foot of gross building area)
- BH. Scientific reports, including geo-technical report, energy audit, archaeological report, ADA feasibility study is a derived cost estimate of \$20,000 per project
- BI. Moving costs (30 cents per volume for existing collections)
- BJ. Acquisition of new books and materials (\$26 per volume for the number of volumes deficient for LSA (using 2000 population), with a \$50,000 minimum cost for new collections)
- BK. Total project costs for minimum-sized lot (the sum of the total construction costs, furnishings, new technology, art, landscaping, parking lot, signage, scientific reports, moving expenses, and new collections)
- BL. Total project costs for maximum-sized lot (the sum of the total construction costs, furnishings, new technology, art, landscaping, parking lot, signage, scientific reports, moving expenses, and new collections)

Comparison – Columns BM through BP

- BM. Gross square feet of building using the size criteria from columns G through X. Column BM is equivalent to column X
- BN. Branch library space (square feet) per capita. The target for most comparable jurisdictions in California is 0.5 square feet per capita. The figure shown at the bottom of the column in the “Branch Totals” row is the average square feet per capita for all branches, using the space methodology in columns G through X for the projected 2020 population.
- BO. Current branch square feet (from Library records)
- BP. Current branch library space (square feet) per capita, using the 2000 population

Ranking – Columns BQ through CB

- BQ. Square foot variance (deficiency or surplus) for each branch (existing library square feet (BO) minus the needed gross building area (X))
- BR. Size variance expressed as a percentage of space needs. (BQ/BM; amount of square feet the branch will be short in 2020 divided by the total square footage needed in 2020)

- BS. Ranking of LSAs with existing branches is based on the quotient of space needed to space available (Column BR). LSA's with existing branch libraries were only compared among themselves (rows 7 through 30). LSA's without a branch library were only compared among themselves (rows 32 through 38) using column BQ (square foot deficit) as the rating factor.
- BT. The number of miles the existing or proposed branch is from the nearest existing branch
- BU. Ranking based on distance to the nearest existing library service point. LSA's with existing branch libraries were only compared among themselves (rows 7 through 30). LSA's without a branch library were only compared among themselves (rows 32 through 38).
- BV. Ranking based on total cost of proposed facility (using Column BK as rating factor). LSA's with existing branch libraries were only compared among themselves (rows 7 through 30). LSA's without a branch library were only compared among themselves (rows 32 through 38).
- BW. Leased facility; each branch is either leased or owned by the County. Leased facilities are denoted with a "YES".
- BX. Cost per square foot of the leased branches. Source: Kern County General Service, Property Management Division
- BY. Ranking based on total cost of the lease (using Column BX as rating factor). Only those LSA's with leased branch libraries were compared among themselves (rows 9, 13, 15, 19, 20, 27, and 30). *The Southwest Branch is currently leased, but the County will acquire ownership in the near future per prior agreement.*
- BZ. Structural integrity problems; each branch has been assessed as to the sufficiency of the existing building. Branches with structural problems are denoted with a "YES".
- CA. The total replacement cost of the four structurally deficient branches is listed in this column (costs from column BK)
- CB. Ranking based on total cost of replacing the existing branch (using Column CA as rating factor). Only those LSA's having branch libraries with structural, ADA, acoustical or other physical defect were compared among themselves (rows 10, 13, 15, and 27).

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	B	C	D	E	F	G
3							
4		POPULATION					
5	Branch Name	1980 Population	2000 Population	Percent Change 80- 2000	2020 Population	Percent Change 2000 2020	No. of Existing Volumes
6		<i>per Census</i>	<i>per Census</i>	<i>(c-b)/b</i>	<i>per COG/CAO</i>	<i>(e-c) /c</i>	<i>per records</i>
7	Arvin	11,643	14,755	26.7%	22,670	53.6%	22,838
8	Baker (Metro)	19,689	26,168	32.9%	30,657	17.2%	17,857
9	Boron	4,115	3,325	-19.2%	4,171	25.4%	17,017
10	Buttonwillow	2,480	3,038	22.5%	4,702	54.8%	10,956
11	California City	2,743	8,323	203.4%	16,706	100.7%	23,029
12	Delano	19,647	42,256	115.1%	59,336	40.4%	38,672
13	Frazier Park	3,741	7,051	88.5%	13,963	98.0%	13,195
14	Holloway-Gonzales (Metro)	14,621	19,207	31.4%	26,192	36.4%	32,827
15	Kernville	1,660	1,736	4.6%	1,911	10.1%	7,219
16	Kern River Valley	10,794	11,549	7.0%	16,658	44.2%	38,948
17	Lamont (Metro)	13,572	18,420	35.7%	33,818	83.6%	28,856
18	McFarland	5,300	10,135	91.2%	15,168	49.7%	15,705
19	Mojave	3,906	4,493	15.0%	12,739	183.5%	14,573
20	Northeast (Metro)	25,776	31,748	23.2%	39,886	25.6%	41,047
21	Rathbun (Metro)	23,400	28,868	23.4%	39,716	37.6%	46,346
22	Ridgecrest	25,806	31,610	22.5%	42,348	34.0%	52,669
23	Rosamond	13,743	21,863	59.1%	49,531	126.6%	13,158
24	Shafter	12,641	18,065	42.9%	30,231	67.3%	30,063
25	SW- Ming (Metro)	23,025	48,904	112.4%	65,342	33.6%	74,023
26	Taft	17,749	20,331	14.5%	26,240	29.1%	37,619
27	Tehachapi	9,953	28,415	185.5%	41,459	45.9%	39,422
28	Wasco	10,215	21,686	112.3%	36,022	66.1%	29,482
29	Wilson (Metro)	22,817	55,576	143.6%	58,841	5.9%	40,895
30	Wofford Heights	2,112	2,276	7.8%	2,445	7.4%	11,681
31							
32	Lost Hills ~	2,730	3,418	25.2%	6,882	101.3%	0
33	Niles/Fairfax (Metro) ~	18,836	29,331	55.7%	48,919	66.8%	0
34	Rio Bravo (Metro) ~	3,540	8,431	138.2%	31,396	272.4%	0
35	Rosedale East (Metro) ~	6,103	23,574	286.3%	63,813	170.7%	0
36	Rosedale West (Metro) ~	8,032	29,076	262.0%	57,240	96.9%	0
37	South Bkf. Area (Metro) ~	12,903	23,436	81.6%	46,162	97.0%	0
38	SW-Gosford/Panama (Metro) ~	13,187	32,414	145.8%	85,889	165.0%	0
39							
40							
41	Branch Totals	366,479	629,478	71.8%	1,031,053	63.8%	698,097
42	Beale Memorial (Metro,main)	27,025	32,167	19.0%	41,232	28.2%	307,206
43	Grand Total	393,504	661,645	68.1%	1,072,285	62.1%	
44							
45	(Metro) denotes site is within the Bakersfield Metropolitan area.						
46	~ denotes a proposed new branch and proposed new Library Service Area.						
47							

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	H	I	J	K	M	N
3							
4		BUILDING					
5	Branch Name	Volumes Needed	Volume (deficit) or surplus	FTE Needed	S/F for collections	Reader Seats	S/F for reader seats
6		2 or 3 * e	g-h	e/3500	h/10	(e/1000)*5	m * 30
7	Arvin	45,341	(22,503)	6	4,534	113	3,401
8	Baker (Metro)	61,313	(43,456)	9	6,131	153	4,599
9	Boron	12,512	4,505	1	1,251	21	626
10	Buttonwillow	14,107	(3,151)	1	1,411	24	705
11	California City	33,412	(10,383)	5	3,341	84	2,506
12	Delano	118,671	(79,999)	17	11,867	297	8,900
13	Frazier Park	27,927	(14,732)	4	2,793	70	2,095
14	Holloway-Gonzales (Metro)	52,384	(19,557)	7	5,238	131	3,929
15	Kernville	5,734	1,485	1	573	10	287
16	Kern River Valley	33,317	5,631	5	3,332	83	2,499
17	Lamont (Metro)	67,636	(38,780)	10	6,764	169	5,073
18	McFarland	30,336	(14,631)	4	3,034	76	2,275
19	Mojave	38,217	(23,644)	4	3,822	64	1,911
20	Northeast (Metro)	79,771	(38,724)	11	7,977	199	5,983
21	Rathbun (Metro)	79,431	(33,085)	11	7,943	199	5,957
22	Ridgecrest	84,697	(32,028)	12	8,470	212	6,352
23	Rosamond	99,061	(85,903)	14	9,906	248	7,430
24	Shafter	60,463	(30,400)	9	6,046	151	4,535
25	SW- Ming (Metro)	130,683	(56,660)	19	13,068	327	9,801
26	Taft	52,479	(14,860)	7	5,248	131	3,936
27	Tehachapi	82,918	(43,496)	12	8,292	207	6,219
28	Wasco	72,045	(42,563)	10	7,204	180	5,403
29	Wilson (Metro)	117,683	(76,788)	17	11,768	294	8,826
30	Wofford Heights	7,335	4,346	1	733	12	367
31							
32	Lost Hills ~	20,646	(20,646)	2	2,065	34	1,032
33	Niles/Fairfax (Metro) ~	97,837	(97,837)	14	9,784	245	7,338
34	Rio Bravo (Metro) ~	62,791	(62,791)	9	6,279	157	4,709
35	Rosedale East (Metro) ~	127,626	(127,626)	18	12,763	319	9,572
36	Rosedale West (Metro) ~	114,481	(114,481)	16	11,448	286	8,586
37	South Bkf. Area (Metro) ~	92,325	(92,325)	13	9,232	231	6,924
38	SW-Gosford/Panama (Metro) ~	171,778	(171,778)	25	17,178	429	12,883
39							
40							
41	Branch Totals	2,094,957	(1,396,860)	295	209,496	5,155	154,658
42	Beale Memorial (Metro,main)						
43	Grand Total						
44							
45							
46							
47							

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	O	P	Q	R	S
3						
4	B SPACE NEEDS CALCULATIONS					
5	Branch Name	S/F for Staff Area	S/F for PSD (187 min)	No. of computer workstns.	S/F for Computer WS	People attending Meetings
6		j * 150	j*0.5*(187)	(e/1000)*.8	q * 40	(e/1000)*3
7	Arvin	972	606	18	725	68
8	Baker (Metro)	1,314	819	25	981	92
9	Boron	179	187	3	133	13
10	Buttonwillow	202	187	4	150	14
11	California City	716	446	13	535	50
12	Delano	2,543	1585	47	1,899	178
13	Frazier Park	598	373	11	447	42
14	Holloway-Gonzales (Metro)	1,123	700	21	838	79
15	Kernville	82	187	2	61	6
16	Kern River Valley	714	445	13	533	50
17	Lamont (Metro)	1,449	903	27	1,082	101
18	McFarland	650	405	12	485	46
19	Mojave	546	340	10	408	38
20	Northeast (Metro)	1,709	1066	32	1,276	120
21	Rathbun (Metro)	1,702	1061	32	1,271	119
22	Ridgecrest	1,815	1131	34	1,355	127
23	Rosamond	2,123	1323	40	1,585	149
24	Shafter	1,296	808	24	967	91
25	SW- Ming (Metro)	2,800	1746	52	2,091	196
26	Taft	1,125	701	21	840	79
27	Tehachapi	1,777	1108	33	1,327	124
28	Wasco	1,544	962	29	1,153	108
29	Wilson (Metro)	2,522	1572	47	1,883	177
30	Wofford Heights	105	187	2	78	7
31						
32	Lost Hills ~	295	187	6	220	21
33	Niles/Fairfax (Metro) ~	2,097	1307	39	1,565	147
34	Rio Bravo (Metro) ~	1,346	839	25	1,005	94
35	Rosedale East (Metro) ~	2,735	1705	51	2,042	191
36	Rosedale West (Metro) ~	2,453	1529	46	1,832	172
37	South Bkf. Area (Metro) ~	1,978	1233	37	1,477	138
38	SW-Gosford/Panama (Metro) ~	3,681	2294	69	2,748	258
39						
40						
41	Branch Totals	44,188	27,942	825	32,994	3,093
42	Beale Memorial (Metro,main)					
43	Grand Total					
44						
45						
46						
47						

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	T	U	V	W
3					
4					
5	Branch Name	S/F for Meeting Rooms (min 600)	Unspecified Special Use	Net S/F of Branch	Non-Assigned Area
6		<i>s*15</i>	<i>sum knoprt *.08</i>	<i>sum knoprtu</i>	<i>v *.33</i>
7	Arvin	1,020	901	12,158	4,012
8	Baker (Metro)	1,380	1,218	16,441	5,426
9	Boron	600	238	3,214	1,061
10	Buttonwillow	600	260	3,515	1,160
11	California City	752	664	8,959	2,957
12	Delano	2,670	2,357	31,822	10,501
13	Frazier Park	628	555	7,489	2,471
14	Holloway-Gonzales (Metro)	1,179	1,041	14,047	4,635
15	Kernville	600	143	1,933	638
16	Kern River Valley	750	662	8,934	2,948
17	Lamont (Metro)	1,522	1,343	18,137	5,985
18	McFarland	683	603	8,135	2,684
19	Mojave	600	610	8,237	2,718
20	Northeast (Metro)	1,795	1,584	21,391	7,059
21	Rathbun (Metro)	1,787	1,578	21,299	7,029
22	Ridgecrest	1,906	1,682	22,711	7,495
23	Rosamond	2,229	1,968	26,563	8,766
24	Shafter	1,360	1,201	16,213	5,350
25	SW- Ming (Metro)	2,940	2,596	35,043	11,564
26	Taft	1,181	1,042	14,072	4,644
27	Tehachapi	1,866	1,647	22,234	7,337
28	Wasco	1,621	1,431	19,319	6,375
29	Wilson (Metro)	2,648	2,338	31,557	10,414
30	Wofford Heights	600	166	2,236	738
31					
32	Lost Hills ~	600	352	4,751	1,568
33	Niles/Fairfax (Metro) ~	2,201	1,943	26,235	8,658
34	Rio Bravo (Metro) ~	1,413	1,247	16,837	5,556
35	Rosedale East (Metro) ~	2,872	2,535	34,223	11,293
36	Rosedale West (Metro) ~	2,576	2,274	30,698	10,130
37	South Bkf. Area (Metro) ~	2,077	1,834	24,757	8,170
38	SW-Gosford/Panama (Metro) ~	3,865	3,412	46,062	15,200
39					
40					
41	Branch Totals	48,519	41,424	559,220	184,543
42	Beale Memorial (Metro,main)				
43	Grand Total				
44					
45					
46					
47					

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	X	Y	Z	AA	AB
3						
4			SITE SPA			
5	Branch Name	Gross S/F of Branch	Min. Site Area (sq ft)	Max. Site Area (sq ft)	Min. Site Area (acre)	Max. Site Area (acre)
6		$v + w$	$x * 4$	$(y * 0.5) + y$	$y/43560$	$z/43560$
7	Arvin	16,170	64,681	97,021	1.48	2.23
8	Baker (Metro)	21,867	87,467	131,200	2.01	3.01
9	Boron	4,275	17,099	25,648	0.39	0.59
10	Buttonwillow	4,676	18,702	28,053	0.43	0.64
11	California City	11,916	47,663	71,495	1.09	1.64
12	Delano	42,323	169,291	253,936	3.89	5.83
13	Frazier Park	9,960	39,839	59,758	0.91	1.37
14	Holloway-Gonzales (Metro)	18,682	74,729	112,093	1.72	2.57
15	Kernville	2,571	10,286	15,429	0.24	0.35
16	Kern River Valley	11,882	47,528	71,292	1.09	1.64
17	Lamont (Metro)	24,122	96,487	144,730	2.22	3.32
18	McFarland	10,819	43,276	64,914	0.99	1.49
19	Mojave	10,955	43,819	65,728	1.01	1.51
20	Northeast (Metro)	28,449	113,798	170,697	2.61	3.92
21	Rathbun (Metro)	28,328	113,313	169,969	2.60	3.90
22	Ridgecrest	30,206	120,824	181,236	2.77	4.16
23	Rosamond	35,329	141,316	211,974	3.24	4.87
24	Shafter	21,563	86,253	129,379	1.98	2.97
25	SW- Ming (Metro)	46,607	186,426	279,639	4.28	6.42
26	Taft	18,716	74,865	112,297	1.72	2.58
27	Tehachapi	29,572	118,286	177,429	2.72	4.07
28	Wasco	25,694	102,775	154,163	2.36	3.54
29	Wilson (Metro)	41,970	167,881	251,821	3.85	5.78
30	Wofford Heights	2,974	11,895	17,842	0.27	0.41
31						
32	Lost Hills ~	6,319	25,275	37,913	0.58	0.87
33	Niles/Fairfax (Metro) ~	34,892	139,570	209,354	3.20	4.81
34	Rio Bravo (Metro) ~	22,394	89,575	134,363	2.06	3.08
35	Rosedale East (Metro) ~	45,516	182,065	273,097	4.18	6.27
36	Rosedale West (Metro) ~	40,828	163,313	244,969	3.75	5.62
37	South Bkf. Area (Metro) ~	32,926	131,706	197,559	3.02	4.54
38	SW-Gosford/Panama (Metro) ~	61,262	245,050	367,575	5.63	8.44
39						
40						
41	Branch Totals	743,762	2,975,050	4,462,575	68	102
42	Beale Memorial (Metro,main)	127,000				
43	Grand Total	870,762				
44						
45						
46						
47						

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	AC	AD	AE	AF	AG
3						
4	CE NEEDS					
5	Branch Name	No. of Parking Spaces	S/F for Parking	Landscape for Min. Site	Landscape for Max. Site	Profes. Design Costs
6		$x / 200$	$ac * 400$	$(y-ad)-x$	$(z-ad)-x$	$(aq * .1)+\$200,000$
7	Arvin	81	32,340	16,170	48,511	\$536,340
8	Baker (Metro)	109	43,733	21,867	65,600	\$654,826
9	Boron	21	8,549	4,275	12,824	\$288,912
10	Buttonwillow	23	9,351	4,676	14,027	\$297,251
11	California City	60	23,832	11,916	35,748	\$447,850
12	Delano	212	84,645	42,323	126,968	\$1,080,311
13	Frazier Park	50	19,919	9,960	29,879	\$407,162
14	Holloway-Gonzales (Metro)	93	37,364	18,682	56,047	\$588,590
15	Kernville	13	5,143	2,571	7,714	\$253,486
16	Kern River Valley	59	23,764	11,882	35,646	\$447,147
17	Lamont (Metro)	121	48,243	24,122	72,365	\$701,730
18	McFarland	54	21,638	10,819	32,457	\$425,036
19	Mojave	55	21,909	10,955	32,864	\$427,859
20	Northeast (Metro)	142	56,899	28,449	85,348	\$791,749
21	Rathbun (Metro)	142	56,656	28,328	84,984	\$789,225
22	Ridgecrest	151	60,412	30,206	90,618	\$828,284
23	Rosamond	177	70,658	35,329	105,987	\$934,844
24	Shafter	108	43,126	21,563	64,690	\$648,516
25	SW- Ming (Metro)	233	93,213	46,607	139,820	\$1,169,417
26	Taft	94	37,432	18,716	56,148	\$589,296
27	Tehachapi	148	59,143	29,572	88,715	\$815,089
28	Wasco	128	51,388	25,694	77,082	\$734,432
29	Wilson (Metro)	210	83,940	41,970	125,910	\$1,072,979
30	Wofford Heights	15	5,947	2,974	8,921	\$261,852
31						
32	Lost Hills ~	32	12,638	6,319	18,956	\$331,430
33	Niles/Fairfax (Metro) ~	174	69,785	34,892	104,677	\$925,762
34	Rio Bravo (Metro) ~	112	44,788	22,394	67,181	\$665,791
35	Rosedale East (Metro) ~	228	91,032	45,516	136,549	\$1,146,737
36	Rosedale West (Metro) ~	204	81,656	40,828	122,485	\$1,049,226
37	South Bkf. Area (Metro) ~	165	65,853	32,926	98,779	\$884,870
38	SW-Gosford/Panama (Metro) ~	306	122,525	61,262	183,787	\$1,474,259
39						
40						
41	Branch Totals	3,719	1,487,525	743,762	2,231,287	\$21,670,259
42	Beale Memorial (Metro,main)					
43	Grand Total					
44						
45						
46						
47						

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	AH	AI	AJ	AK	AL
3						
4						
5	Branch Name	Interior Design Costs	Technology Cabling	Site Permits and Fees	Construction Estimator Costs	Site Acquire Costs (min.)
6		$x * \$2.50$	$x * \$5$	$aq+ar * 1.5\%$	$aq * .05$	$y * \$15 \text{ or } \20
7	Arvin	\$40,425	\$80,851	\$56,515	\$168,170	\$970,211
8	Baker (Metro)	\$54,667	\$109,333	\$76,424	\$227,413	\$1,749,332
9	Boron	\$10,687	\$21,373	\$14,940	\$44,456	\$256,478
10	Buttonwillow	\$11,689	\$23,378	\$16,341	\$48,626	\$280,532
11	California City	\$29,790	\$59,579	\$41,646	\$123,925	\$714,952
12	Delano	\$105,807	\$211,613	\$147,918	\$440,156	\$2,539,359
13	Frazier Park	\$24,899	\$49,799	\$34,809	\$103,581	\$0
14	Holloway-Gonzales (Metro)	\$46,705	\$93,411	\$65,294	\$194,295	\$1,494,575
15	Kernville	\$6,429	\$12,857	\$8,987	\$26,743	\$154,288
16	Kern River Valley	\$29,705	\$59,410	\$41,528	\$123,573	\$712,924
17	Lamont (Metro)	\$60,304	\$120,608	\$84,305	\$250,865	\$1,929,732
18	McFarland	\$27,048	\$54,095	\$37,813	\$112,518	\$649,143
19	Mojave	\$27,387	\$54,774	\$38,287	\$113,929	\$657,285
20	Northeast (Metro)	\$71,124	\$142,247	\$99,431	\$295,874	\$2,275,956
21	Rathbun (Metro)	\$70,820	\$141,641	\$99,007	\$294,613	\$2,266,250
22	Ridgecrest	\$75,515	\$151,030	\$105,570	\$314,142	\$1,812,359
23	Rosamond	\$88,323	\$176,645	\$123,475	\$367,422	\$2,119,741
24	Shafter	\$53,908	\$107,816	\$75,364	\$224,258	\$1,293,795
25	SW- Ming (Metro)	\$116,516	\$233,033	\$162,890	\$484,708	\$3,728,526
26	Taft	\$46,790	\$93,581	\$65,413	\$194,648	\$1,122,969
27	Tehachapi	\$73,929	\$147,858	\$103,353	\$307,544	\$1,774,294
28	Wasco	\$64,235	\$128,469	\$89,800	\$267,216	\$1,541,631
29	Wilson (Metro)	\$104,925	\$209,851	\$146,686	\$436,490	\$3,357,613
30	Wofford Heights	\$7,434	\$14,868	\$10,393	\$30,926	\$178,420
31						
32	Lost Hills ~	\$15,797	\$31,594	\$22,084	\$65,715	\$379,125
33	Niles/Fairfax (Metro) ~	\$87,231	\$174,462	\$121,949	\$362,881	\$2,791,392
34	Rio Bravo (Metro) ~	\$55,984	\$111,969	\$78,266	\$232,895	\$1,791,503
35	Rosedale East (Metro) ~	\$113,791	\$227,581	\$159,079	\$473,368	\$3,641,296
36	Rosedale West (Metro) ~	\$102,070	\$204,141	\$142,695	\$424,613	\$3,266,255
37	South Bkf. Area (Metro) ~	\$82,316	\$164,632	\$115,078	\$342,435	\$2,634,116
38	SW-Gosford/Panama (Metro) ~	\$153,156	\$306,312	\$214,112	\$637,130	\$4,900,998
39						
40						
41	Branch Totals	\$1,859,406	\$3,718,812	\$2,599,450	\$7,735,130	\$52,985,050
42	Beale Memorial (Metro,main)					
43	Grand Total					
44						
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Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	AM	AN	AO	AP	AQ
3						
4		CONSTRUCTION				
5	Branch Name	Site Acquire Costs (max.)	Site Devlp. Costs (min.)	Site Devlp. Costs (max.)	Traffic Mitigation Fee	Basic Construction Cost
6		z * \$15 or \$20	derived	derived	x * \$1.75	x * \$208
7	Arvin	\$1,455,316	\$500,000	\$500,000	\$28,298	\$3,363,397
8	Baker (Metro)	\$2,623,997	\$500,000	\$625,000	\$38,267	\$4,548,262
9	Boron	\$384,717	\$500,000	\$500,000	\$7,481	\$889,124
10	Buttonwillow	\$420,798	\$500,000	\$500,000	\$0	\$972,510
11	California City	\$1,072,428	\$500,000	\$500,000	\$0	\$2,478,499
12	Delano	\$3,809,039	\$750,000	\$1,000,000	\$0	\$8,803,112
13	Frazier Park	\$0	\$500,000	\$500,000	\$0	\$2,071,624
14	Holloway-Gonzales (Metro)	\$2,241,863	\$500,000	\$625,000	\$32,694	\$3,885,895
15	Kernville	\$231,431	\$500,000	\$500,000	\$0	\$534,864
16	Kern River Valley	\$1,069,385	\$500,000	\$500,000	\$0	\$2,471,468
17	Lamont (Metro)	\$2,894,598	\$500,000	\$625,000	\$42,213	\$5,017,303
18	McFarland	\$973,714	\$500,000	\$500,000	\$0	\$2,250,362
19	Mojave	\$985,927	\$500,000	\$500,000	\$0	\$2,278,587
20	Northeast (Metro)	\$3,413,934	\$625,000	\$750,000	\$0	\$5,917,486
21	Rathbun (Metro)	\$3,399,375	\$625,000	\$750,000	\$0	\$5,892,250
22	Ridgecrest	\$2,718,538	\$625,000	\$750,000	\$0	\$6,282,844
23	Rosamond	\$3,179,612	\$625,000	\$875,000	\$61,826	\$7,348,436
24	Shafter	\$1,940,692	\$500,000	\$625,000	\$0	\$4,485,156
25	SW- Ming (Metro)	\$5,592,789	\$750,000	\$1,000,000	\$81,562	\$9,694,168
26	Taft	\$1,684,454	\$500,000	\$625,000	\$0	\$3,892,960
27	Tehachapi	\$2,661,442	\$625,000	\$750,000	\$0	\$6,150,887
28	Wasco	\$2,312,447	\$625,000	\$750,000	\$0	\$5,344,322
29	Wilson (Metro)	\$5,036,419	\$750,000	\$1,000,000	\$73,448	\$8,729,793
30	Wofford Heights	\$267,630	\$500,000	\$500,000	\$0	\$618,523
31						
32	Lost Hills ~	\$568,688	\$500,000	\$500,000	\$0	\$1,314,301
33	Niles/Fairfax (Metro) ~	\$4,187,089	\$625,000	\$875,000	\$61,062	\$7,257,620
34	Rio Bravo (Metro) ~	\$2,687,255	\$500,000	\$625,000	\$39,189	\$4,657,909
35	Rosedale East (Metro) ~	\$5,461,944	\$750,000	\$1,000,000	\$79,653	\$9,467,370
36	Rosedale West (Metro) ~	\$4,899,382	\$750,000	\$875,000	\$71,449	\$8,492,263
37	South Bkf. Area (Metro) ~	\$3,951,174	\$625,000	\$750,000	\$57,621	\$6,848,701
38	SW-Gosford/Panama (Metro) ~	\$7,351,496	\$875,000	\$1,000,000	\$107,209	\$12,742,594
39						
40						
41	Branch Totals	\$79,477,574	\$18,125,000	\$21,375,000	\$781,971	\$154,702,591
42	Beale Memorial (Metro,main)					
43	Grand Total					
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Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	AR	AS	AT	AU
3					
4	C O S T S				
5	Branch Name	Shelves and built-ins	Sub-total Const. Costs (min site)	Sub-total Const. Costs (max site)	Contingency (min. site)
6		$x * \$25$	$sum(ag,ah,ai,aj,ak,al,an,ap,aq,ar)$	$sum(ag,ah,ai,aj,ak,am,aon,ap,aq,ar)$	$as * .1$
7	Arvin	\$404,255	\$6,148,461	\$6,633,567	\$614,846
8	Baker (Metro)	\$546,666	\$8,505,189	\$9,504,855	\$850,519
9	Boron	\$106,866	\$2,140,317	\$2,268,556	\$214,032
10	Buttonwillow	\$116,888	\$2,267,214	\$2,407,480	\$226,721
11	California City	\$297,897	\$4,694,137	\$5,051,613	\$469,414
12	Delano	\$1,058,066	\$15,136,342	\$16,656,022	\$1,513,634
13	Frazier Park	\$248,993	\$3,440,867	\$3,440,867	\$344,087
14	Holloway-Gonzales (Metro)	\$467,055	\$7,368,514	\$8,240,801	\$736,851
15	Kernville	\$64,287	\$1,561,941	\$1,639,084	\$156,194
16	Kern River Valley	\$297,051	\$4,682,807	\$5,039,269	\$468,281
17	Lamont (Metro)	\$603,041	\$9,310,103	\$10,399,969	\$931,010
18	McFarland	\$270,476	\$4,326,491	\$4,651,062	\$432,649
19	Mojave	\$273,869	\$4,371,975	\$4,700,618	\$437,198
20	Northeast (Metro)	\$711,236	\$10,930,103	\$12,193,081	\$1,093,010
21	Rathbun (Metro)	\$708,203	\$10,887,009	\$12,145,134	\$1,088,701
22	Ridgecrest	\$755,149	\$10,949,893	\$11,981,072	\$1,094,989
23	Rosamond	\$883,226	\$12,728,937	\$14,038,807	\$1,272,894
24	Shafter	\$539,081	\$7,927,893	\$8,699,791	\$792,789
25	SW- Ming (Metro)	\$1,165,164	\$17,585,985	\$19,700,248	\$1,758,598
26	Taft	\$467,904	\$6,973,562	\$7,660,046	\$697,356
27	Tehachapi	\$739,289	\$10,737,244	\$11,749,391	\$1,073,724
28	Wasco	\$642,346	\$9,437,451	\$10,333,267	\$943,745
29	Wilson (Metro)	\$1,049,254	\$15,931,039	\$17,859,845	\$1,593,104
30	Wofford Heights	\$74,342	\$1,696,759	\$1,785,969	\$169,676
31					
32	Lost Hills ~	\$157,969	\$2,818,014	\$3,007,577	\$281,801
33	Niles/Fairfax (Metro) ~	\$872,310	\$13,279,669	\$14,925,366	\$1,327,967
34	Rio Bravo (Metro) ~	\$559,845	\$8,693,352	\$9,714,104	\$869,335
35	Rosedale East (Metro) ~	\$1,137,905	\$17,196,780	\$19,267,428	\$1,719,678
36	Rosedale West (Metro) ~	\$1,020,705	\$15,523,417	\$17,281,545	\$1,552,342
37	South Bkf. Area (Metro) ~	\$823,161	\$12,577,931	\$14,019,989	\$1,257,793
38	SW-Gosford/Panama (Metro) ~	\$1,531,562	\$22,942,332	\$25,517,831	\$2,294,233
39					
40					
41	Branch Totals	\$18,594,061	\$282,771,729	\$312,514,254	\$28,277,173
42	Beale Memorial (Metro,main)				
43	Grand Total				
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Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	AV	AW	AX	AY
3					
4					
5	Branch Name	Contingency (max. site)	Gen Srvs Admin & Insp (min. site)	Gen Srvs Admin & Insp (max. site)	Total Const Cost (min site)
6		<i>at *.1</i>	<i>as *.15</i>	<i>at *.15</i>	<i>sum (as,au,aw)</i>
7	Arvin	\$663,357	\$922,269	\$995,035	\$7,685,577
8	Baker (Metro)	\$950,486	\$1,275,778	\$1,425,728	\$10,631,487
9	Boron	\$226,856	\$321,048	\$340,283	\$2,675,396
10	Buttonwillow	\$240,748	\$340,082	\$361,122	\$2,834,018
11	California City	\$505,161	\$704,121	\$757,742	\$5,867,672
12	Delano	\$1,665,602	\$2,270,451	\$2,498,403	\$18,920,428
13	Frazier Park	\$344,087	\$516,130	\$516,130	\$4,301,084
14	Holloway-Gonzales (Metro)	\$824,080	\$1,105,277	\$1,236,120	\$9,210,642
15	Kernville	\$163,908	\$234,291	\$245,863	\$1,952,426
16	Kern River Valley	\$503,927	\$702,421	\$755,890	\$5,853,509
17	Lamont (Metro)	\$1,039,997	\$1,396,515	\$1,559,995	\$11,637,628
18	McFarland	\$465,106	\$648,974	\$697,659	\$5,408,114
19	Mojave	\$470,062	\$655,796	\$705,093	\$5,464,969
20	Northeast (Metro)	\$1,219,308	\$1,639,515	\$1,828,962	\$13,662,629
21	Rathbun (Metro)	\$1,214,513	\$1,633,051	\$1,821,770	\$13,608,761
22	Ridgecrest	\$1,198,107	\$1,642,484	\$1,797,161	\$13,687,366
23	Rosamond	\$1,403,881	\$1,909,341	\$2,105,821	\$15,911,171
24	Shafter	\$869,979	\$1,189,184	\$1,304,969	\$9,909,866
25	SW- Ming (Metro)	\$1,970,025	\$2,637,898	\$2,955,037	\$21,982,481
26	Taft	\$766,005	\$1,046,034	\$1,149,007	\$8,716,952
27	Tehachapi	\$1,174,939	\$1,610,587	\$1,762,409	\$13,421,554
28	Wasco	\$1,033,327	\$1,415,618	\$1,549,990	\$11,796,814
29	Wilson (Metro)	\$1,785,985	\$2,389,656	\$2,678,977	\$19,913,798
30	Wofford Heights	\$178,597	\$254,514	\$267,895	\$2,120,949
31					
32	Lost Hills ~	\$300,758	\$422,702	\$451,137	\$3,522,518
33	Niles/Fairfax (Metro) ~	\$1,492,537	\$1,991,950	\$2,238,805	\$16,599,587
34	Rio Bravo (Metro) ~	\$971,410	\$1,304,003	\$1,457,116	\$10,866,690
35	Rosedale East (Metro) ~	\$1,926,743	\$2,579,517	\$2,890,114	\$21,495,976
36	Rosedale West (Metro) ~	\$1,728,154	\$2,328,513	\$2,592,232	\$19,404,271
37	South Bkf. Area (Metro) ~	\$1,401,999	\$1,886,690	\$2,102,998	\$15,722,414
38	SW-Gosford/Panama (Metro) ~	\$2,551,783	\$3,441,350	\$3,827,675	\$28,677,915
39					
40					
41	Branch Totals	\$31,251,425	\$42,415,759	\$46,877,138	\$353,464,662
42	Beale Memorial (Metro,main)				
43	Grand Total				
44					
45					
46					
47					

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	AZ	BA	BB	BC
3					
4					
5	Branch Name	Total Const Cost (max site)	Furnishings	New Techn & Equip.	Art
6		<i>sum (at,av,ax)</i>	<i>x * \$35</i>	<i>x * \$15</i>	<i>aq * .01</i>
7	Arvin	\$8,291,958	\$565,956	\$242,553	\$33,634
8	Baker (Metro)	\$11,881,069	\$765,333	\$328,000	\$45,483
9	Boron	\$2,835,695	\$149,612	\$64,120	\$8,891
10	Buttonwillow	\$3,009,350	\$163,644	\$70,133	\$9,725
11	California City	\$6,314,516	\$417,055	\$178,738	\$24,785
12	Delano	\$20,820,028	\$1,481,293	\$634,840	\$88,031
13	Frazier Park	\$4,301,084	\$348,590	\$149,396	\$20,716
14	Holloway-Gonzales (Metro)	\$10,301,001	\$653,877	\$280,233	\$38,859
15	Kernville	\$2,048,856	\$90,001	\$38,572	\$5,349
16	Kern River Valley	\$6,299,086	\$415,872	\$178,231	\$24,715
17	Lamont (Metro)	\$12,999,961	\$844,258	\$361,825	\$50,173
18	McFarland	\$5,813,828	\$378,667	\$162,286	\$22,504
19	Mojave	\$5,875,772	\$383,416	\$164,321	\$22,786
20	Northeast (Metro)	\$15,241,352	\$995,731	\$426,742	\$59,175
21	Rathbun (Metro)	\$15,181,417	\$991,484	\$424,922	\$58,923
22	Ridgecrest	\$14,976,341	\$1,057,209	\$453,090	\$62,828
23	Rosamond	\$17,548,509	\$1,236,516	\$529,935	\$73,484
24	Shafter	\$10,874,738	\$754,714	\$323,449	\$44,852
25	SW- Ming (Metro)	\$24,625,310	\$1,631,230	\$699,099	\$96,942
26	Taft	\$9,575,058	\$655,065	\$280,742	\$38,930
27	Tehachapi	\$14,686,738	\$1,035,005	\$443,574	\$61,509
28	Wasco	\$12,916,583	\$899,285	\$385,408	\$53,443
29	Wilson (Metro)	\$22,324,806	\$1,468,956	\$629,552	\$87,298
30	Wofford Heights	\$2,232,461	\$104,078	\$44,605	\$6,185
31					
32	Lost Hills ~	\$3,759,471	\$221,156	\$94,781	\$13,143
33	Niles/Fairfax (Metro) ~	\$18,656,707	\$1,221,234	\$523,386	\$72,576
34	Rio Bravo (Metro) ~	\$12,142,630	\$783,783	\$335,907	\$46,579
35	Rosedale East (Metro) ~	\$24,084,286	\$1,593,067	\$682,743	\$94,674
36	Rosedale West (Metro) ~	\$21,601,931	\$1,428,987	\$612,423	\$84,923
37	South Bkf. Area (Metro) ~	\$17,524,986	\$1,152,426	\$493,897	\$68,487
38	SW-Gosford/Panama (Metro) ~	\$31,897,288	\$2,144,186	\$918,937	\$127,426
39					
40					
41	Branch Totals	\$390,642,818	\$26,031,686	\$11,156,437	\$1,547,026
42	Beale Memorial (Metro,main)				
43	Grand Total				
44					
45					
46					
47					

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	BD	BE	BF	BG
3					
4		OTHER RELATED COSTS			
5	Branch Name	Landscape Cost (min site)	Landscape Cost (max site)	Parking Costs	Signage
6		ae * \$3	af * \$3	ad * \$3.5	x * \$2
7	Arvin	\$48,511	\$145,532	\$113,191	\$32,340
8	Baker (Metro)	\$65,600	\$196,800	\$153,067	\$43,733
9	Boron	\$12,824	\$38,472	\$29,922	\$8,549
10	Buttonwillow	\$14,027	\$42,080	\$32,729	\$9,351
11	California City	\$35,748	\$107,243	\$83,411	\$23,832
12	Delano	\$126,968	\$380,904	\$296,259	\$84,645
13	Frazier Park	\$29,879	\$89,638	\$69,718	\$19,919
14	Holloway-Gonzales (Metro)	\$56,047	\$168,140	\$130,775	\$37,364
15	Kernville	\$7,714	\$23,143	\$18,000	\$5,143
16	Kern River Valley	\$35,646	\$106,939	\$83,174	\$23,764
17	Lamont (Metro)	\$72,365	\$217,095	\$168,852	\$48,243
18	McFarland	\$32,457	\$97,371	\$75,733	\$21,638
19	Mojave	\$32,864	\$98,593	\$76,683	\$21,909
20	Northeast (Metro)	\$85,348	\$256,045	\$199,146	\$56,899
21	Rathbun (Metro)	\$84,984	\$254,953	\$198,297	\$56,656
22	Ridgecrest	\$90,618	\$271,854	\$211,442	\$60,412
23	Rosamond	\$105,987	\$317,961	\$247,303	\$70,658
24	Shafter	\$64,690	\$194,069	\$150,943	\$43,126
25	SW- Ming (Metro)	\$139,820	\$419,459	\$326,246	\$93,213
26	Taft	\$56,148	\$168,445	\$131,013	\$37,432
27	Tehachapi	\$88,715	\$266,144	\$207,001	\$59,143
28	Wasco	\$77,082	\$231,245	\$179,857	\$51,388
29	Wilson (Metro)	\$125,910	\$377,731	\$293,791	\$83,940
30	Wofford Heights	\$8,921	\$26,763	\$20,816	\$5,947
31					
32	Lost Hills ~	\$18,956	\$56,869	\$44,231	\$12,638
33	Niles/Fairfax (Metro) ~	\$104,677	\$314,032	\$244,247	\$69,785
34	Rio Bravo (Metro) ~	\$67,181	\$201,544	\$156,757	\$44,788
35	Rosedale East (Metro) ~	\$136,549	\$409,646	\$318,613	\$91,032
36	Rosedale West (Metro) ~	\$122,485	\$367,454	\$285,797	\$81,656
37	South Bkf. Area (Metro) ~	\$98,779	\$296,338	\$230,485	\$65,853
38	SW-Gosford/Panama (Metro) ~	\$183,787	\$551,362	\$428,837	\$122,525
39					
40					
41	Branch Totals	\$2,231,287	\$6,693,862	\$5,206,337	\$1,487,525
42	Beale Memorial (Metro,main)				
43	Grand Total				
44					
45					
46					
47					

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	BH	BI	BJ	BK
3					
4					TOT
5	Branch Name	Scientific Reports	Moving Costs	Acquisition of Books/ Materials	Total Project Costs (min site)
6		<i>derived</i>	<i>g * \$0.3</i>	<i>\$26/vol, \$50,000 min.</i>	<i>sum(ay,ba,bb,bc,bd,bf,bg ,bh,bi,bj)</i>
7	Arvin	\$20,000	\$6,851	\$173,472	\$8,922,085
8	Baker (Metro)	\$20,000	\$5,357	\$896,454	\$12,954,512
9	Boron	\$20,000	\$5,105	\$50,000	\$3,024,420
10	Buttonwillow	\$20,000	\$3,287	\$50,000	\$3,206,913
11	California City	\$20,000	\$6,909	\$50,000	\$6,708,149
12	Delano	\$20,000	\$11,602	\$1,191,840	\$22,855,905
13	Frazier Park	\$20,000	\$3,959	\$50,000	\$5,013,262
14	Holloway-Gonzales (Metro)	\$20,000	\$9,848	\$145,262	\$10,582,907
15	Kernville	\$20,000	\$2,166	\$50,000	\$2,189,371
16	Kern River Valley	\$20,000	\$11,684	\$50,000	\$6,696,595
17	Lamont (Metro)	\$20,000	\$8,657	\$207,584	\$13,419,585
18	McFarland	\$20,000	\$4,712	\$118,690	\$6,244,800
19	Mojave	\$20,000	\$4,372	\$50,000	\$6,241,321
20	Northeast (Metro)	\$20,000	\$12,314	\$583,674	\$16,101,658
21	Rathbun (Metro)	\$20,000	\$13,904	\$296,140	\$15,754,071
22	Ridgecrest	\$20,000	\$15,801	\$274,326	\$15,933,092
23	Rosamond	\$20,000	\$3,947	\$794,768	\$18,993,770
24	Shafter	\$20,000	\$9,019	\$157,742	\$11,478,400
25	SW- Ming (Metro)	\$20,000	\$22,207	\$618,410	\$25,629,647
26	Taft	\$20,000	\$11,286	\$79,118	\$10,026,687
27	Tehachapi	\$20,000	\$11,827	\$452,608	\$15,800,936
28	Wasco	\$20,000	\$8,845	\$361,140	\$13,833,261
29	Wilson (Metro)	\$20,000	\$12,269	\$1,826,682	\$24,462,197
30	Wofford Heights	\$20,000	\$3,504	\$50,000	\$2,385,006
31					
32	Lost Hills ~	\$20,000	\$0	\$177,736	\$4,125,159
33	Niles/Fairfax (Metro) ~	\$20,000	\$0	\$1,525,212	\$20,380,704
34	Rio Bravo (Metro) ~	\$20,000	\$0	\$438,412	\$12,760,097
35	Rosedale East (Metro) ~	\$20,000	\$0	\$1,225,848	\$25,658,502
36	Rosedale West (Metro) ~	\$20,000	\$0	\$1,511,952	\$23,552,494
37	South Bkf. Area (Metro) ~	\$20,000	\$0	\$1,218,672	\$19,071,012
38	SW-Gosford/Panama (Metro) ~	\$20,000	\$0	\$1,685,528	\$34,309,142
39					
40					
41	Branch Totals	\$620,000	\$209,429	\$16,361,270	\$418,315,659
42	Beale Memorial (Metro,main)				
43	Grand Total				
44					
45					
46					
47					

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	BL	BM	BN	BO	BP
3						
4	ALS		COMPARISON			
5	Branch Name	Total Project Costs (max site)	Gross Sq Ft using spreadsheet formulas	Sq Ft per capita (2020 Pop)	Current Branch S/F	Current Branch sq ft per capita (2000 Pop)
6		<i>sum(ay,ba,bb,bc,be,bf,bg,bh,bi,bj)</i>	<i>x</i>	<i>x / e</i>	<i>per records</i>	<i>bo / c</i>
7	Arvin	\$9,625,488	16,170	0.71	8,182	0.55
8	Baker (Metro)	\$14,335,294	21,867	0.71	4,137	0.16
9	Boron	\$3,210,366	4,275	1.02	2,000	0.60
10	Buttonwillow	\$3,410,298	4,676	0.99	1,490	0.49
11	California City	\$7,226,489	11,916	0.71	6,110	0.73
12	Delano	\$25,009,441	42,323	0.71	6,000	0.14
13	Frazier Park	\$5,073,021	9,960	0.71	1,184	0.17
14	Holloway-Gonzales (Metro)	\$11,785,359	18,682	0.71	7,465	0.39
15	Kernville	\$2,301,229	2,571	1.35	564	0.32
16	Kern River Valley	\$7,213,465	11,882	0.71	6,000	0.52
17	Lamont (Metro)	\$14,926,647	24,122	0.71	11,425	0.62
18	McFarland	\$6,715,428	10,819	0.71	6,100	0.60
19	Mojave	\$6,717,853	10,955	0.86	1,784	0.40
20	Northeast (Metro)	\$17,851,077	28,449	0.71	10,000	0.31
21	Rathbun (Metro)	\$17,496,696	28,328	0.71	7,560	0.26
22	Ridgecrest	\$17,403,302	30,206	0.71	7,465	0.24
23	Rosamond	\$20,843,083	35,329	0.71	16,290	0.75
24	Shafter	\$12,572,652	21,563	0.71	4,155	0.23
25	SW- Ming (Metro)	\$28,552,116	46,607	0.71	18,336	0.37
26	Taft	\$10,997,090	18,716	0.71	4,726	0.23
27	Tehachapi	\$17,243,549	29,572	0.71	4,500	0.16
28	Wasco	\$15,107,193	25,694	0.71	4,400	0.20
29	Wilson (Metro)	\$27,125,026	41,970	0.71	6,321	0.11
30	Wofford Heights	\$2,514,360	2,974	1.22	2,025	0.89
31						
32	Lost Hills ~	\$4,400,025	6,319	0.92	0	0.00
33	Niles/Fairfax (Metro) ~	\$22,647,179	34,892	0.71	0	0.00
34	Rio Bravo (Metro) ~	\$14,170,399	22,394	0.71	0	0.00
35	Rosedale East (Metro) ~	\$28,519,909	45,516	0.71	0	0.00
36	Rosedale West (Metro) ~	\$25,995,122	40,828	0.71	0	0.00
37	South Bkf. Area (Metro) ~	\$21,071,143	32,926	0.71	0	0.00
38	SW-Gosford/Panama (Metro) ~	\$37,896,090	61,262	0.71	0	0.00
39						
40						
41	Branch Totals	\$459,956,390	743,762	0.78	148,219	0.31
42	Beale Memorial (Metro,main)				127,000	
43	Grand Total				275,219	0.42
44						
45						
46						
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Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	BQ	BR	BS	BT	BU
3						
4						
5	Branch Name	Sq Ft Variance (deficit) or surplus	Size variance expressed as percent of space need	Ranking (based on sq ft needed)	Distance from nearest library in miles	Ranking (based on distance)
6		<i>bo - x</i>	<i>bq / bm</i>	<i>rank of br</i>	<i>derived</i>	<i>rank of bt</i>
7	Arvin	(7,988)	-49.40%	21	8	13
8	Baker (Metro)	(17,730)	-81.08%	7	2	23
9	Boron	(2,275)	-53.21%	18	24	3
10	Buttonwillow	(3,186)	-68.13%	13	19	5
11	California City	(5,806)	-48.72%	22	17	7
12	Delano	(36,323)	-85.82%	2	8	13
13	Frazier Park	(8,776)	-88.11%	1	38	2
14	Holloway-Gonzales (Metro)	(11,217)	-60.04%	16	2	23
15	Kernville	(2,007)	-78.07%	9	4	19
16	Kern River Valley	(5,882)	-49.50%	20	9	10
17	Lamont (Metro)	(12,697)	-52.64%	19	8	13
18	McFarland	(4,719)	-43.62%	23	8	13
19	Mojave	(9,171)	-83.71%	5	15	8
20	Northeast (Metro)	(18,449)	-64.85%	14	3	21
21	Rathbun (Metro)	(20,768)	-73.31%	12	5	17
22	Ridgecrest	(22,741)	-75.29%	10	46	1
23	Rosamond	(19,039)	-53.89%	17	15	8
24	Shafter	(17,408)	-80.73%	8	9	10
25	SW- Ming (Metro)	(28,271)	-60.66%	15	5	17
26	Taft	(13,990)	-74.75%	11	19	5
27	Tehachapi	(25,072)	-84.78%	4	21	4
28	Wasco	(21,294)	-82.88%	6	9	10
29	Wilson (Metro)	(35,649)	-84.94%	3	3	21
30	Wofford Heights	(949)	-31.90%	24	4	19
31						
32	Lost Hills ~	(6,319)	-100.00%	7	21	1
33	Niles/Fairfax (Metro) ~	(34,892)	-100.00%	4	3	5
34	Rio Bravo (Metro) ~	(22,394)	-100.00%	6	5	2
35	Rosedale East (Metro) ~	(45,516)	-100.00%	2	5	2
36	Rosedale West (Metro) ~	(40,828)	-100.00%	3	5	2
37	South Bkf. Area (Metro) ~	(32,926)	-100.00%	5	3	5
38	SW-Gosford/Panama (Metro) ~	(61,262)	-100.00%	1	3	5
39						
40						
41	Branch Totals	(595,543)				
42	Beale Memorial (Metro,main)					
43	Grand Total	(595,543)				
44						
45						
46						
47						

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	BV	BW	BX	BY	BZ
3						
4	RANKING					
5	Branch Name	Ranking (based on cost of facility)	Leased Facility	Cost per SqFt for leased branches	Ranking (based on per sq ft cost of lease)	Structural Integrity Problems
6		<i>rank of bk</i>	<i>derived</i>	<i>derived</i>	<i>rank of bx</i>	<i>derived</i>
7	Arvin	10	NO			NO
8	Baker (Metro)	14	NO			NO
9	Boron	3	YES	\$274	4	NO
10	Buttonwillow	4	NO			YES
11	California City	9	NO			NO
12	Delano	22	NO			NO
13	Frazier Park	5	YES	\$269	5	YES
14	Holloway-Gonzales (Metro)	12	NO			NO
15	Kernville	1	YES	\$266	6	YES
16	Kern River Valley	8	NO			NO
17	Lamont (Metro)	15	NO			NO
18	McFarland	7	NO			NO
19	Mojave	6	YES	\$491	1	NO
20	Northeast (Metro)	20	YES	\$306	3	NO
21	Rathbun (Metro)	17	NO			NO
22	Ridgecrest	19	NO			NO
23	Rosamond	21	NO			NO
24	Shafter	13	NO			NO
25	SW- Ming (Metro)	24	NO ^			NO
26	Taft	11	NO			NO
27	Tehachapi	18	YES	\$472	2	YES
28	Wasco	16	NO			NO
29	Wilson (Metro)	23	NO			NO
30	Wofford Heights	2	YES	\$201	7	NO
31						
32	Lost Hills ~	1	NO			NO
33	Niles/Fairfax (Metro) ~	4	NO			NO
34	Rio Bravo (Metro) ~	2	NO			NO
35	Rosedale East (Metro) ~	6	NO			NO
36	Rosedale West (Metro) ~	5	NO			NO
37	South Bkf. Area (Metro) ~	3	NO			NO
38	SW-Gosford/Panama (Metro) ~	7	NO			NO
39						
40						
41	Branch Totals					
42	Beale Memorial (Metro,main)					
43	Grand Total					
44						
45	^ denotes that leased facility will be owned by Ke					
46						
47						

Kern County Library 2020 Population
Space Need and Project/Construction Cost Estimates

APPENDIX D

	A	CA	CB
3			
4			
5	Branch Name	Total Replacement Cost	Ranking (based on replacement cost)
6		<i>from bk</i>	<i>rank of ca</i>
7	Arvin		
8	Baker (Metro)		
9	Boron		
10	Buttonwillow	\$3,206,913	2
11	California City		
12	Delano		
13	Frazier Park	\$5,013,262	3
14	Holloway-Gonzales (Metro)		
15	Kernville	\$2,189,371	1
16	Kern River Valley		
17	Lamont (Metro)		
18	McFarland		
19	Mojave		
20	Northeast (Metro)		
21	Rathbun (Metro)		
22	Ridgecrest		
23	Rosamond		
24	Shafter		
25	SW- Ming (Metro)		
26	Taft		
27	Tehachapi	\$15,800,936	4
28	Wasco		
29	Wilson (Metro)		
30	Wofford Heights		
31			
32	Lost Hills ~		
33	Niles/Fairfax (Metro) ~		
34	Rio Bravo (Metro) ~		
35	Rosedale East (Metro) ~		
36	Rosedale West (Metro) ~		
37	South Bkf. Area (Metro) ~		
38	SW-Gosford/Panama (Metro) ~		
39			
40			
41	Branch Totals		
42	Beale Memorial (Metro,main)		
43	Grand Total		
44			
45		rn in future	
46			
47			

**KERN COUNTY LIBRARY
SITE SELECTION CRITERIA**

Site selection Criteria is well documented in library literature resources (See Appendix F).

- >> Site should be located on a major arterial route.
- >> Site should be within walking/biking distance for the majority of the community. It should be located in the heart of the community that is frequently visited by all segments of the community during daily activities.
- >> Site should have access to curb cuts.
- >> Site should be located within 1/4 mile of a mass transportation route if available.
- >> Site should be on a pedestrian circulation pattern.
- >> Site should have at least primary access roads.
- >> Site should be located on streets or intersections having the highest road traffic counts in the library service area.
- >> Site should be centrally located in the heart of the library service area, given the 20-year growth patterns as projected by Kern County's Planning Department.
- >> Site location should be highly visible and prominently located.
- >> Minimum site size should be four times the footprint of the building with 50% additional space if expansion is planned for adequate parking, landscaping and setbacks.

APPENDIX F

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