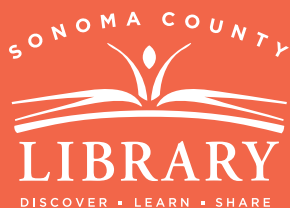


SONOMA COUNTY LIBRARY

FACILITIES MASTER PLAN

submitted by
MKTHINK

October 2016



**Sonoma County Library
Facilities Master Plan**

2016

Prepared by MKThink

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Appendix 1: Library System Assessment

Appendix 2: Design Guidelines

Appendix 3: Architecture Facilities Assessment



01

Introduction

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CONTEXT

Libraries in Sonoma County date back to the mid-19th century with Petaluma's Odd Fellows Library, but it was not until 1975 that the Sonoma County Library system was formed through a Joint Powers Agreement signed by representatives of the cities of Healdsburg, Petaluma, Santa Rosa, and Sonoma as well as the County of Sonoma. Under this agreement, the Library exists as a "Joint Powers Agency" (JPA).

The Library currently serves approximately 495,000 residents across Sonoma County. The library system consists of the Central Library, ten branches, two rural stations, and one temporary site (Roseland). It encompasses three special collections, the Sonoma County Wine Library, the History and Genealogy Annex, and the Petaluma History Room.

Last year, the Library served almost two million visitors, circulated more than 3.5 million books, audiobooks, DVDs, and electronic resources, and answered more than 250,000 reference questions. In addition to reading and viewing materials, Sonoma County Library offer public access computers, free wireless, story times for all ages, and a wide variety of children's, teen, and adult programs. The Library's newly-launched digital branch provides 24-hour a day access to resources and information and incorporates chat, text, and email reference services.

JURISDICTION AND FUNDING

Funded primarily by property taxes, the Sonoma County Library—a Joint Powers Agreement Special District—serves all residents throughout the County including those from incorporated and unincorporated parts of the County. The Library leases all of its buildings, with the exception of the Central Library Annex, from the JPA members who have retained ownership of the buildings.

The Sonoma County Library is governed by an eleven member, city-appointed Library Commission. The city councils of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Windsor, along with the Sonoma County Board of Supervisors, each appoint a Library Commissioner. The City of Santa Rosa and the Sonoma County Board of Supervisors also jointly appoint one Library Commissioner.

PROJECT OVERVIEW

The Joint Powers Agreement states that the Sonoma County Library Commission will “Adopt a facilities maintenance plan at least once every three years, and revise it as necessary”. The Facilities Master Plan fulfills this governance objective.

In addition, a Strategic Plan for the Library was completed in 2015, also driven from a clause in the Joint Powers Agreement. The Plan included strategic priorities, goals, and objectives for the library for the five year period from 2015-2020. The Strategic Plan describes the library system the community aspires to create. It clarifies the vision, mission, and priorities which will guide the work that the Library does and the services the Library will deliver in coming years.

The Strategic Plan also recommended that the Library develop a “comprehensive Facilities Master Plan” that covers “the conditions of buildings, identifies with JPA members, sets a schedule for building renovations, and creates design and service standards for any new or redesigned facilities.”

The goal of the Facilities Master Plan is to guide facilities planning and improvements for the next 10 years. The Plan addresses the priorities identified in the recently implemented strategic plan for welcoming, flexible spaces that provide opportunities for exploration and discovery. Once completed, the Plan will be a significant asset to the library’s long-range planning efforts.

In order to complete the scope of work at hand, four deliverables were produced:

1. Facilities Master Plan
2. Appendix 1: Library System Assessment
3. Appendix 2: Design Guidelines
4. Appendix 3: Architecture Facilities Assessment

SCOPE OF WORK

The following are included either in this document, the Library System Assessment, the Architecture Facilities Assessment, or the Design Guidelines document:

- Develop community involvement process to engage a broad range of stakeholders in assessing facilities and developing the Facilities Master Plan through focus groups, surveys, and interviews.
- Complete an assessment of all Library facilities and identify deficiencies in existing buildings and sites, including service areas, utility systems and infrastructure, telecommunications and health, and safety conditions.
- Identify potential improvements to current level of energy and resources conservation and overall sustainability. Identify potential for additional sustainability improvements in the existing buildings, remodeled facilities and new facilities.
- Create a facilities design guide to promote the efficient, consistent, and cost effective design and construction of all new and modernized buildings

- Incorporate the Library’s strategic plan, current and projected demographic data for Sonoma County, as well as state and national standards, peer comparisons, library trends and best practices.
- Assess and make recommendations as to the appropriate size and location of branches in the current general geographic areas and whether or not any new facilities are needed and in what areas they should be located.
- Define, in coordination with staff from each of the ten JPA members, implementation steps necessary to fulfill the needs identified and creating a 10-year planning schedule for the work to be done countywide.
- Assist and advise library staff in the creation of a standard lease agreement for all of the leased facilities within the library system.

FACILITIES MASTER PLAN GUIDING PRINCIPLES AND BOUNDARIES

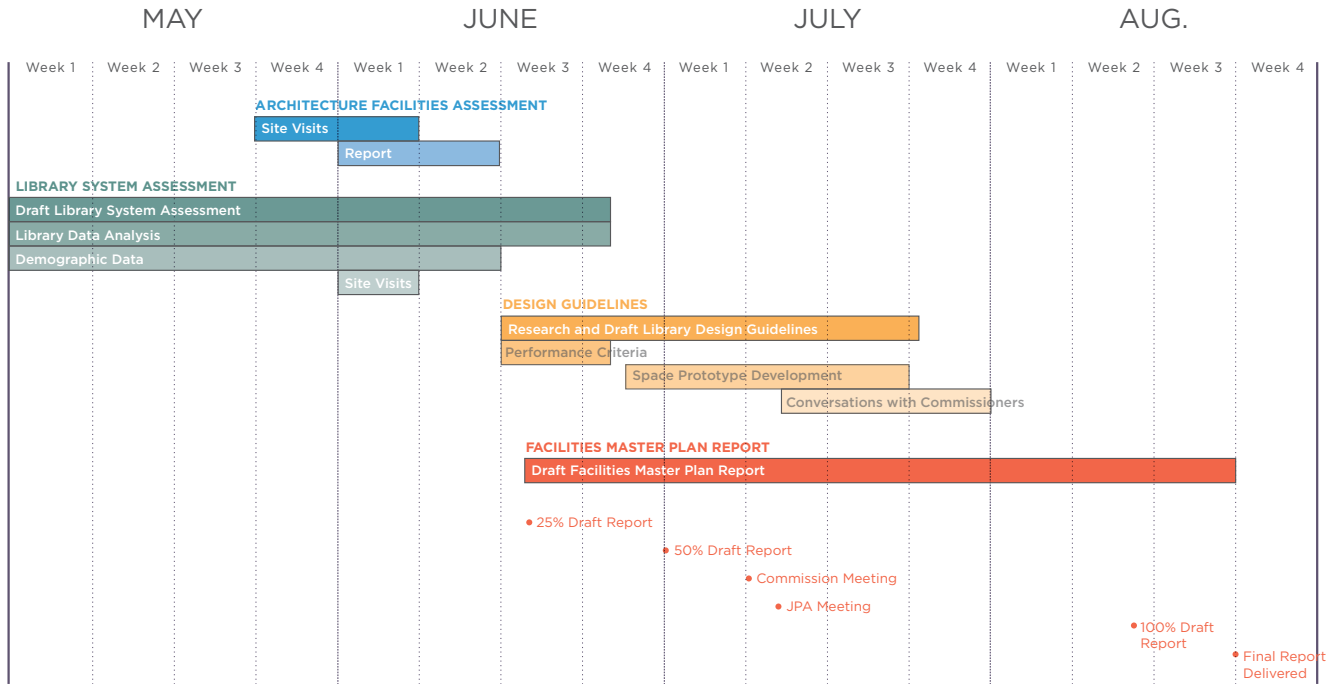
1. Be respectful to the five tenets of the Sonoma County Library strategic plan: the customer experience, education and discovery, innovation, community engagement, and financial sustainability
2. Ensure that the Sonoma County Libraries remain a place where the children of Sonoma County are a priority, helping them prepare for entry into the k-12 school system and a tool in the community that improves the performance of those already in school
3. Ensure that the Sonoma County Libraries are seen as an innovative connector of people, the go to place to find an answer to questions in person
4. Program spaces that offer exciting and enticing opportunities for exploration and discovery by Sonoma County residents
5. Redefine long standing associations of library culture as solely a quiet place for scholarly activity
6. Create a positive atmosphere that enhances the community client experience as well as the staff work experience
7. Understand and respect the needs of the library Friends groups
8. Remain respectful of the role individual library managers play in facilities
9. Create a green workplace and become the go-to community information resource on sustainability and green living

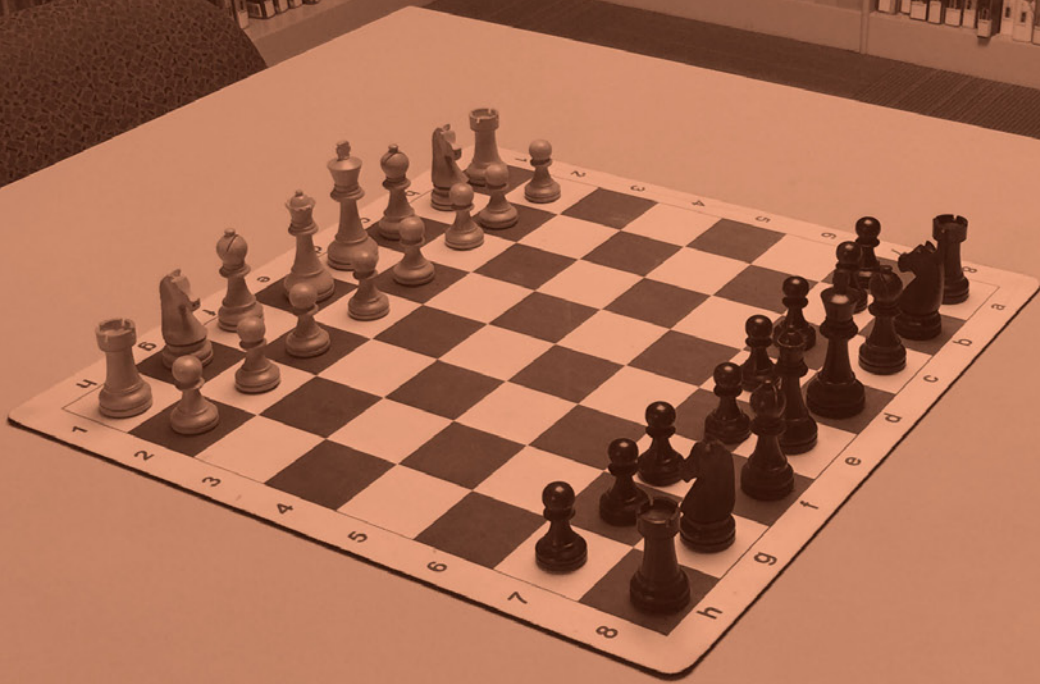
PROCESS

MKThink undertook a multi-pronged process from May 2016 to August 2016 to inform the recommendations presented in the Facilities Master Plan report. This included the following:

- Site visits, including:
 - On-site interviews with branch managers and librarians
 - Staff workflow and library user observations
 - User (patron) interviews
 - Photographic documentation
 - Evaluation of code and ADA accessibility compliance, mechanical systems, and building condition
- Stakeholder engagement
 - Discussions with Library Commissioners
 - Affinity mapping exercises with Friends of the Library and JPA members
 - Review of all stakeholder engagement conducted as part of the Strategic Plan process
- Library item/materials journey mapping
- Extensive data analysis including but not limited to: programs hosted, library visits, library card holders, number of staff, and energy usage
- Demographic data assessment

Process





02

Recommendations

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INTRODUCTION

MKThink has developed specific recommendations for the future of the 15 Sonoma County library facilities (plus the Sonoma County Archives managed by Sonoma County Library) based on the analysis and findings presented in **Appendix 1 and 3**.

The recommendations presented in this chapter are meant to prioritize which libraries need the greatest amount of immediate attention within the system. The specific projects assigned to each library should be revisited in depth when and if a library is selected to be refreshed/ upgraded.

Based on demographic and data analysis, site visits, branch manager interviews, and stakeholder engagement (both conducted as part of the Facility Master Plan process and the Strategic Plan process), MKThink assessed the current conditions of the libraries. Detailed findings of the system's baseline conditions are presented in **Appendix 1: Library System Assessment**.

Additionally, MKThink assessed the current conditions of each library facility with regard to Code compliance, ADA/accessibility compliance, general building condition, and the condition of the mechanical and electrical systems. The findings from this study are presented in **Appendix 3: Architecture Facilities Assessment**.

BUILDING CONDITION SUMMARY

This matrix summarizes the findings from the Library System Assessment (Appendix 1) and Architecture Facilities Assessment (Appendix 3). The following factors are evaluated:

- **Location** - The library's location within Sonoma County relative to where the population is located
- **Size** - The size of the library relative to its service/surrounding population and patronage
- **Building Condition** - Based on a visual inspection of the building's aesthetic condition
- **Building Systems** - Condition of mechanical, electrical, and plumbing systems
- **Code Compliance** - Including elements such as but not limited to egresses, restrooms, and break rooms
- **Accessibility (ADA) Compliance** - Including parking, egress doors, door hardware, ramps and stairs, and drinking fountains
- **Strategic Plan Goals** - Meets the goals outlined in the Sonoma County Library Strategic Plan
- **Solar Potential** - How much potential there is for solar panels to be installed on the roof of each library (green corresponds to high potential, red corresponds to low potential)
- **Energy Efficiency** - Based on PG&E electricity bills from April 2015 through March 2016

LIBRARY	LIBRARY LOCATION	LIBRARY SIZE	BUILDING CONDITION	BUILDING SYSTEMS	CODE COMPLIANCE	ADA COMPLIANCE	STRATEGIC PLAN GOALS	SOLAR POTENTIAL	ENERGY EFFICIENCY
Annex	Orange	Grey	Green	Red	Orange	Orange	Red	Orange	Red
Archive	Red	Red	Red	Red	Red	Red	Grey	Grey	Grey
Central Library	Green	Green	Green	Red	Orange	Orange	Green	Green	Orange
Cloverdale Library	Green	Green	Orange	Red	Green	Orange	Orange	Green	Orange
Forestville Library	Orange	Red	Green	Grey	Grey	Grey	Orange	Grey	Grey
Guerneville Library	Green	Green	Orange	Red	Green	Orange	Orange	Green	Red
Healdsburg Library	Green	Green	Orange	Green	Green	Orange	Orange	Orange	Green
Northwest Library	Green	Red	Green	Orange	Orange	Orange	Red	Green	Orange
Occidental Library	Green	Orange	Green	Orange	Orange	Orange	Orange	Grey	Green
Petaluma Library	Green	Orange	Green	Orange	Orange	Red	Orange	Red	Orange
Rincon Valley Library	Green	Orange	Green	Orange	Green	Green	Orange	Green	Red
Rohnert Park Library	Green	Orange	Green	Red	Green	Green	Green	Green	Red
Roseland Library	Red	Red	Grey	Grey	Grey	Grey	Red	Grey	Grey
Sebastopol Library	Green	Red	Green	Orange	Green	Orange	Orange	Green	Orange
Sonoma Library	Green	Red	Orange	Orange	Green	Green	Green	Green	Green
Windsor Library	Green	Orange	Orange	Green	Green	Green	Orange	Green	Orange

- Good condition
- Average condition
- Bad condition
- Not applicable/assessed

PROGRAMMED SPACE SUMMARY

This matrix summarizes the different types of programmed library space currently at each library. These findings were gathered from site visits undertaken to inform the Library System Assessment (Appendix 1). For details of how each library’s space is used, refer to the Library System Assessment (Appendix 1).

*Notes: Occidental and Forestville Libraries do not have many of the explicit spaces listed as they are outpost libraries. Similarly, the Annex is a specialty library and does not need many of these spaces in the same way that a branch library does. Roseland is lacking in these spaces as it is a temporary library in a building that is not built for purpose.

LIBRARY	ENCLOSED TEEN AREA	CHILDRENS' AREA	COMMUNITY SPACE	BACK OF HOUSE	CIRCULATION/ REFERENCE	OUTDOOR SPACE
Annex*	●	●	●	●	●	●
Archive	●	●	●	●	●	●
Central Library	●	●	●	●	●	●
Cloverdale Library	●	●	●	●	●	●
Forestville Library*	●	●	●	●	●	●
Guerneville Library	●	●	●	●	●	●
Healdsburg Library	●	●	●	●	●	●
Northwest Library	●	●	●	●	●	●
Occidental Library*	●	●	●	●	●	●
Petaluma Library	●	●	●	●	●	●
Rincon Valley Library	●	●	●	●	●	●
Rohnert Park Library	●	●	●	●	●	●
Roseland Library*	●	●	●	●	●	●
Sebastopol Library	●	●	●	●	●	●
Sonoma Library	●	●	●	●	●	●
Windsor Library	●	●	●	●	●	●

● Library does have
 ● Library does **not** have

PROJECT PRIORITIZATION

The matrix on the facing page presents an overview and prioritization of the projects recommended for each library.

Each library, as opposed to each individual project, is given an overall priority rating, as it is more cost and time effective to make all the improvements to a library at one time rather than piecemeal projects.

The libraries that fall within each priority rating are characterized as follows:

High Priority - Libraries that are a high priority generally require upgrades to many elements of the building (interiors or exteriors, building systems, code or ADA elements) and/or are also too small for the number of patrons that they are serving

Medium Priority - Libraries that are a medium priority generally require upgrades to many elements of the building (interiors or exteriors, building systems, code or ADA elements)

Low Priority - Libraries that are a low priority require minimal upgrades to some elements of the building (interiors or exteriors, building systems, code or ADA elements), and generally are in good condition.

Specific details for each project listed in the prioritization matrix are presented in the 'Library Specific Recommendations' section that follows.

The matrix on the facing page also presents a cost range for each library's associated upgrades and recommendations.

Project Prioritization

LIBRARY	PROJECTS	PRIORITY	COST RANGE
Northwest Library	Refresh library interior and exterior Bring up to Code Update to comply with ADA Replace building systems	HIGH	\$300,000 - \$400,000
Petaluma Library	Refresh library interior and exterior Bring up to Code Update to comply with ADA Replace building systems	HIGH	\$1,600,000 - 4,600,000
Sonoma County Archives	Update interior features	HIGH	Unknown
Roseland Library	Refresh library interior and exterior Potential new building relocation negotiations in progress	HIGH	\$400,000 - \$600,000
Sebastopol Library	Expand or relocate Update to comply with ADA Replace building systems	HIGH	\$5,600,000 - \$7,600,000
Annex Library	Refresh library interior Bring up to Code Update to comply with ADA Replace building systems	MEDIUM	\$300,000 - \$900,000
Central Library	Refresh library interior and exterior Bring up to Code Update to comply with ADA Replace building systems	MEDIUM	\$4,00,000 - \$10,500,000
Healdsburg Library	Refresh library interior and exterior Update to comply with ADA Replace building systems	MEDIUM	\$700,000-\$2,000,000
Forestville Library	Maintain space as is (do not refresh)	LOW	Not Applicable
Guerneville Library	Refresh library interior and exterior Replace building systems	LOW	\$300,000 - \$800,000
Occidental Library	Maintain space as is (do not refresh) Bring up to Code Update to comply with ADA Replace building systems	LOW	\$11,000 - \$29,000
Rincon Valley Library	Maintain space as is (do not refresh) Replace building systems	LOW	\$375,000 - \$1,000,000
Rohnert Park Library	Maintain space as is (do not refresh) Replace building systems	LOW	\$600,000 - \$1,700,000
Sonoma Valley Library	Maintain space as is (do not refresh) Replace building systems	LOW	\$300,000 - \$800,000
Windsor Library	Update to comply with ADA Replace building systems	LOW	\$200,000 - \$700,000
Cloverdale Library	Refresh library interior and exterior Bring up to Code Update to comply with ADA Replace building systems	COMPLETED	\$400,000-\$1,200,00

LIBRARY SPECIFIC RECOMMENDATIONS

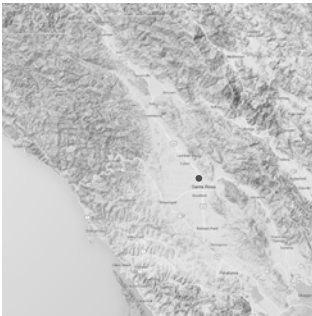
This section specifically outlines the recommended projects at each library.

The detailed recommendations in this section are based on site visits, interviews, data analysis (detailed in Appendix 1: Library System Assessment), and the architecture assessment (detailed in Appendix 3: Architecture Facilities Assessment).

As MKThink analysis shows that the existing library locations serve the majority of Sonoma County's population, each library has projects listed for the following categories:

- **Building Condition** - Visual inspection of building condition and aesthetics undertaken by MKThink in conjunction with Sonoma County Library Facilities. Prior to commencing work, a thorough engineering inspection of the building is recommended.
- **Code Compliance** - Including elements such as but not limited to egresses, restrooms, and break rooms.
- **Accessibility (ADA) Compliance** - Including parking, egress doors, door hardware, ramps and stairs, elevators, and drinking fountains.
- **Building Systems** - Inspection of MEP systems. Prior to commencing work, a detailed engineering inspection and design is recommended.
- **Other Considerations** - Other factors that should be considered in the future, including programming needs, technology support, exterior environment, sustainability, and other factors affecting the library patrons' experience.

HIGH PRIORITY



NORTHWEST LIBRARY

Recommendation: Refresh library interior and make the exterior outdoor space

The Northwest Regional branch of the Sonoma County Library system is a leased facility located at 150 Coddington Center, Santa Rosa, CA 95401. The current structure was built in 1967 as a single-story building of approximately 7,224 square feet. The current building was built to accommodate the growing Santa Rosa population where mostly prune orchards once grew. The site is located to nearby numerous senior living facilities and the neighborhood Coddington Center mall.

Building Condition

- No recommended work

Code Compliance

- Staff areas should be upgraded to code
- Egress doors should have proper exiting signage
- One egress door should have a continuous exit path

ADA Compliance

- Door hardware should be changed for accessibility
- Drinking fountain should be updated to be pocketed

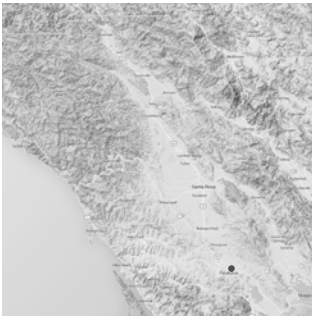
Building Systems

- Three AC Package units should be replaced
- A new Automated Logic Control system is recommended

Other Considerations

- One of the main painpoints at Northwest Library is the amount of people using the library for technology (computers and/or Wi-Fi access). Instead of building a new library, this need could be addressed by implementing free Wi-Fi in public spaces and commercial areas, and/or adding laptops that can be loaned out for use within the library.
- Open the ceiling of the building to bring in more light to the library and give the building a larger feel.

HIGH PRIORITY

**PETALUMA LIBRARY****Recommendation: Refresh library interior and make the exterior outdoor space usable for programming and events**

The Petaluma Regional branch of the Sonoma County Library system is a leased facility located at 100 Fairgrounds Drive, Petaluma, CA 94952. The current structure was built in 1974 as a single-story building of approximately 25,000 square feet. A partial upper level/mezzanine adds less than 2000 square feet.

Building Condition

- Windows should be updated
- Interior evidence of recent roof leak should be addressed

Code Compliance

- Egress doors should have illuminated signage
- Staff areas should be updated

ADA Compliance

- Door hardware should be upgraded throughout
- Access to mezzanine should be ADA compliant

Building Systems

- All size packaged AC units should be replaced
- A new Automated Logic Control system is recommended

Other Considerations

- As part of the refresh, is recommended that the following be considered:
 - Include an enclosed teen area that complies with the guidelines set out in Appendix 2: Design Guidelines
 - Furniture and finishes to comply with the guidelines set out in Appendix 2: Design Guidelines
 - Upgrade childrens' area to comply with the guidelines set out in Appendix 2: Design Guidelines
 - Add additional childrens' soft seating and children-size chairs to the childrens' area
 - Relocate the upstairs History Room to a space downstairs
 - Exterior space to be upgraded to be a programmable space, and to comply with the outdoor spaces guidelines set out in Appendix 2: Design Guidelines

HIGH PRIORITY



SONOMA COUNTY ARCHIVES

Recommendation: Maintain the Sonoma County Archives in their current space

Building Condition

- No recommended work

Code Compliance

- No recommended work

ADA Compliance

- No recommended work

Building Systems

- No recommended work

Other Considerations

- A security system should be considered
- It is recommended that the fire alarm/sprinkler system be upgraded or replaced to include a notification in the event of a fire
- It is recommended that the shelves be upgraded to custom shelves with slots for items to be stored standing up straight
- Compact shelving should be considered for some items

HIGH PRIORITY

**ROSELAND LIBRARY****Recommendation: Refresh library interior and make the exterior outdoor space usable**

The Roseland Community branch of the Sonoma County Library System is located in a leased space within a strip mall at 779 Sebastopol Road, Santa Rosa, CA 95407. It shares the space with the Boys and Girls Club of Central Sonoma County. It occupies approximately 2,500 square feet.

Building Condition

- No recommended work

Code Compliance

- No recommended work

ADA Compliance

- No recommended work

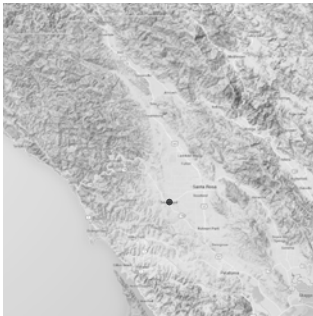
Building Systems

- No recommended work

Other Considerations

- The new site selected for the permanent Roseland Library should be able to accommodate space for the projected population. This projection should be revisited closer to the time when a new site is selected.
- If the combined library recommendation is implemented and the location indicated in the Roseland Village Specific Plan is chosen for the library site, additional consideration should be taken to ensure that the needs of the surrounding communities of Roseland and the Northwest library area are met.
- Consider that the potential new Roseland Library building relocation negotiations are in progress as of the writing of this Master Plan.

HIGH PRIORITY



SEBASTOPOL LIBRARY

Recommendation: Either 1) expand the library by approximately 10,000 square feet on its current site and refresh the library’s interior, or 2) relocate to a different site due to high patron use relative to the library’s current size

The Sebastopol Regional branch of the Sonoma County Library system is a leased facility located at 7140 Bodega Avenue, Sebastopol, CA 95472. The current structure was built in 1975 as a single-story building of approximately 10,000 square feet. Structural and functional renovations were done to the facility starting in 2011. The library provides a meeting room, and it serves as a single-point-of-public-service. This building replaced a structure heavily damaged in the 1969 earthquake, and this site has always been used for civic or educational purposes.

Building Condition

- No recommended work

Code Compliance

- No recommended work

ADA Compliance

- Door hardware should be updated

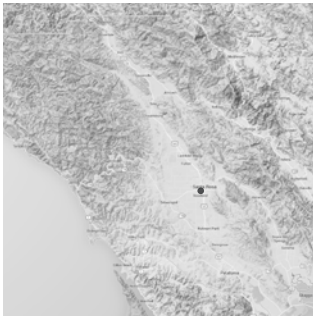
Building Systems

- All three packaged AC units should be replaced
- A new Automated Logic Control system is recommended

Other Considerations

- As part of the refresh, it is recommended that the following be considered:
 - Expand the teen area to be a larger space, and enclose from the rest of the library space, that complies with the guidelines set out in Appendix 2: Design Guidelines
 - Furniture and finishes to comply with the guidelines set out in Appendix 2: Design Guidelines
 - Upgrade childrens’ area to comply with the guidelines set out in Appendix 2: Design Guidelines

MEDIUM PRIORITY

**ANNEX LIBRARY****Recommendation: Refresh library interior**

The Central Annex of the Sonoma County Library system is owned by the County Library and is located at 725 3rd Street, Santa Rosa, CA 95404. The current structure was built in 1966 as a single-story building of approximately 5,387 square feet. The Annex houses the Sonoma County Library Adult Literacy Program as well as the Sonoma County History & Genealogy Library.

Building Condition

- No recommended work

Code Compliance

- Egress doors should have proper signage

ADA Compliance

- Handrails should be added to stairs
- Ramps should be updated
- Drinking fountain should be updated to be pocketed

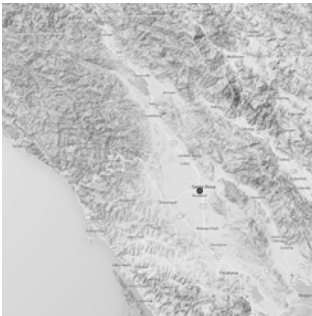
Building Systems

- All building systems are beyond useful life and it is recommended they be replaced in kind
- A new Automated Logic Control system is recommended

Other Considerations

- As part of the refresh, it is recommended that the following be considered:
 - Furniture and finishes to comply with the guidelines set out in Appendix 2: Design Guidelines
 - Replace shelves to be seismically safe
 - Upgrade lighting to be appropriate fixtures and bulbs for historic materials
 - Reconfigure the Annex space to ensure adequate workspace for staff and volunteers

MEDIUM PRIORITY



CENTRAL LIBRARY

Recommendation: Refresh library interior and make exterior a usable and welcoming space for programming and events

The Central branch of the Sonoma County Library system is a leased facility located at 211 E Street, Santa Rosa, CA 95404. The current structure was built in 1966 as a replacement to the 1904 library building that was located on E Street between 3rd and 4th Streets.

Building Condition

- Building features are dated but well maintained and do not require any immediate attention

Code Compliance

- Staff Areas should be upgraded to be code compliant

ADA Compliance

- Accessibility upgrades have been addressed for the staff entry, public restrooms, and minimally toward public egress; however, staff restrooms and staff work spaces are in need of accessibility upgrades, repairs, and re-purposing within the 50 year old structure
- Door hardware, stairs, and drinking fountains should be updated to comply with ADA requirements

Building Systems

- All equipment has reached the end of the recommended service life, and it is recommended they be replaced in kind
- A new Automated Logic Control system is recommended

Other Considerations

- Consider moving administrative functions in basement to another location as the basement working conditions are not ideal
- As part of the refresh, it is recommended that the following be considered:
 - Include an enclosed teen area that complies with the guidelines set out in Appendix 2: Design Guidelines
 - Furniture and finishes to comply with the guidelines set out in Appendix 2: Design Guidelines
 - Upgrade childrens' area to comply with the guidelines set out in Appendix 2: Design Guidelines

MEDIUM PRIORITY

**HEALDSBURG LIBRARY****Recommendation: Refresh library interior and make exterior space usable and welcoming for programming and events**

The Healdsburg Regional branch of the Sonoma County Library system is a leased facility located at 139 Piper Street, Healdsburg, CA 95448. The current structure was built in 1986 as a single-story building of approximately 11,700 square feet. In addition to the typical public services, this branch houses the Sonoma County Wine Library.

Building Condition

- Exterior wood trim, fascia, and beams should be updated around the exterior perimeter of the building and roof
- Vines should be trimmed and maintained

Code Compliance

- No recommended work

ADA Compliance

- Door hardware should be updated
- Drinking fountain should be updated to be pocketed

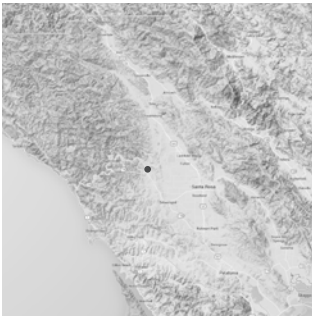
Building Systems

- A new Automated Logic Control system is recommended

Other Considerations

- As part of the refresh, it is recommended that the following be considered:
 - Include an enclosed teen area that complies with the guidelines set out in Appendix 2: Design Guidelines
 - Furniture and finishes to comply with the guidelines set out in Appendix 2: Design Guidelines
 - Upgrade childrens' area to comply with the guidelines set out in Appendix 2: Design Guidelines

LOW PRIORITY



FORESTVILLE LIBRARY

Recommendation: Maintain the Forestville Library space as is, but provide additional mobile services to reach more remote areas of the County, primarily the coastal, rural, and north-western areas of Sonoma County where no library is currently located.

Forestville Library is located in a room attached to El Molino High School in Forestville. This library is a one-room library and serves a more rural part of Sonoma County. It is only open four days a week (as opposed to most Sonoma County libraries which are open five days a week) and has limited hours.

Forestville Library was not assessed for Building Condition, Code Compliance, ADA Compliance, and Building Systems.

Other Considerations

- Book mobiles/mobile service vehicles could be considered for mobile services (see case studies in Appendix 2: Design Guidelines)
- “Book vending machines” and material return dropboxes could be considered to be installed in more rural areas of the County

LOW PRIORITY



GUERNEVILLE LIBRARY

Recommendation: Refresh library interior and renovate the exterior patio space. Alternatively, consider enclosing the patio space to extend the internal library space.

The Guerneville Regional branch of the Sonoma County Library system is a leased facility located at 14107 Armstrong Woods Rd, Guerneville, CA 95446. The current structure was built in 1979 as a single-story building of approximately 6,237 square feet.

Building Condition

- No recommended work

Code Compliance

- No recommended work

ADA Compliance

- No recommended work

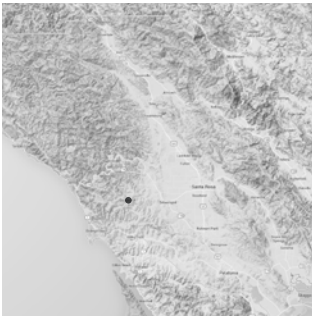
Building Systems

- All equipment has reached the end of the recommend service life, and should be replaced in kind
- A new Automated Logic Control system is recommended

Other Considerations

- As part of the refresh, it is recommended that the following be considered:
 - Include an enclosed teen area that complies with the guidelines set out in Appendix 2: Design Guidelines
 - Furniture and finishes to comply with the guidelines set out in Appendix 2: Design Guidelines
 - Upgrade childrens’ area to comply with the guidelines set out in Appendix 2: Design Guidelines

LOW PRIORITY



OCCIDENTAL LIBRARY

Recommendation: Maintain the Occidental Library space as is, but provide additional mobile services to reach more remote areas of the County, primarily the coastal, rural, and north-western areas of Sonoma County where no library is currently located.

The Occidental branch of the Sonoma County Library system is a leased facility located at 73 Main Street, Occidental, CA 95465. The wood-framed structure is noted to have been built in 1979 as a multi-story structure that today houses mixed sub-tenants. The library space is approximately 650 square feet.

Building Condition

- No recommended work

Code Compliance

- Doorway thresholds should be brought up to code
- Restroom access is outside of the library space, and should be brought up to code

ADA Compliance

- Door hardware should be updated
- Restroom door hardware should be updated

Building Systems

- New packaged through wall heat pump should be installed

Other Considerations

- Book mobiles/mobile service vehicles could be considered for mobile services (see case studies in Appendix 2: Design Guidelines)
- “Book vending machines” and material return dropboxes could be considered to be installed in more rural areas of the County

LOW PRIORITY

**RINCON VALLEY LIBRARY****Recommendation: Maintain the Rincon Valley Library space as is**

The Rincon Valley Regional branch of the Sonoma County Library system is a leased facility located at 6959 Montecito Blvd, Santa Rosa, CA 95409. The current structure was built in 1994 as a single-story building of approximately 15,000 square feet. It affords a community meeting room and outdoor reading patio.

Building Condition

- No recommended work

Code Compliance

- No recommended work

ADA Compliance

- No recommended work

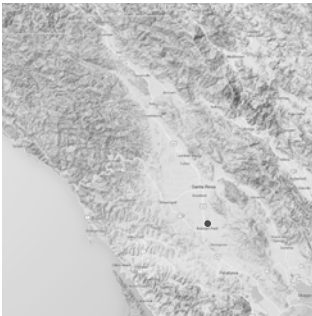
Building Systems

- All three packaged AC units should be replaced
- A new Automated Logic Control system is recommended

Other Considerations

- While a full refresh of the library is not recommended at this time, the following should be considered in place of a refresh:
 - Upgrade furniture to provide ergonomic support and be made of materials that are durable and easy to clean. Furniture should comply with the furniture guidelines set out in Appendix 2: Design Guidelines
 - Replace carpet to a more durable material
 - Upgrade lights to sustainable, LED bulbs

LOW PRIORITY



ROHNERT PARK LIBRARY

Recommendation: Maintain the Rohnert Park Library as is

The Rohnert Park-Cotati Regional branch of the Sonoma County Library system is a leased facility located at 6250 Lynne Conde Way, Rohnert Park, CA 94928. The current structure was built in 2002 as a single-story building of approximately 23,807 square feet.

Building Condition

- No recommended work

Code Compliance

- No recommended work

ADA Compliance

- No recommended work

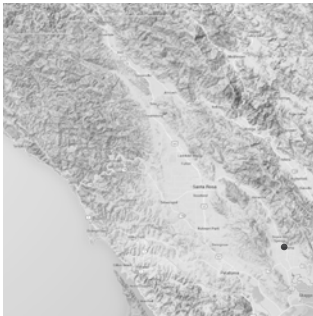
Building Systems

- All equipment is beyond recommended service of life and should be replaced in kind
- A new Automated Logic Control system is recommended

Other Considerations

- Consider enclosing the teen space

LOW PRIORITY



SONOMA VALLEY LIBRARY

Recommendation: Maintain the Sonoma Valley Library as is, as it is the most recently renovated library building in the Sonoma County Library system

The Sonoma Valley Regional branch of the Sonoma County Library system is a leased facility located at 755 W. Napa St, Sonoma, CA 95476. The current structure was built in 1977 as a single-story building of approximately 10,000 square feet. The library was fully remodeled to its current condition in 2011.

Building Condition

- No recommended work

Code Compliance

- No recommended work

ADA Compliance

- No recommended work

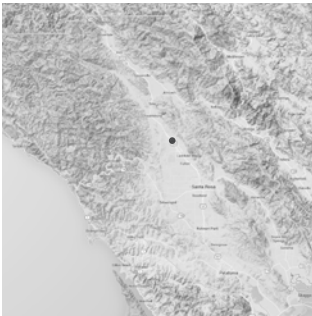
Building Systems

- All four packaged AC units should be replaced
- A new Automated Logic Control system is recommended

Other Considerations

- No additional considerations

LOW PRIORITY



WINDSOR LIBRARY

Recommendation: Maintain the Windsor Library as is

The Windsor Regional branch of the Sonoma County Library system is a leased facility located at 9291 Old Redwood Highway, Windsor, CA 95492. The current structure was built in 1990 as a single-story building of approximately 7,600 square feet to house the Town of Windsor offices. The building was renovated in 1996 to accommodate today's full-service branch library located near the Town Green.

Building Condition

- No recommended work

Code Compliance

- No recommended work

ADA Compliance

- Door hardware should be updated
- Drinking fountain should be updated to be pocketed

Building Systems

- A new Automated Logic Control system is recommended

Other Considerations

- While a full refresh of the library is not recommended at this time, the following should be considered in place of a refresh:
 - Upgrade furniture to provide ergonomic support and be made of materials that are durable and easy to clean. Furniture should comply with the furniture guidelines set out in Appendix 2: Design Guidelines
 - Replace carpet to a more durable material
 - Upgrade lights to sustainable, LED bulbs

COMPLETE

CLOVERDALE LIBRARY

A refreshment of Cloverdale Library was completed in November 2016. Therefore, no further changes are recommended.



The Cloverdale Regional branch of the Sonoma County Library system is located at 401 N. Cloverdale Blvd, Cloverdale, CA 95425. The current structure was built in 1977 as a single-story building of approximately 7,200 square feet.



