

# Kern County Library, Frazier Park Branch

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## Building Program

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### Overview and Need for the Project

#### **General Introduction**

Frazier Park does not have an existing library. A Bookmobile served this 430 square mile library service area from 1958 to 1982. In 1982, the County of Kern entered into a temporary lease for a small non-handicapped accessible branch of 1,184 s/f in an office complex with four other businesses. In 1995, the County entered into a new lease agreement for a month-to-month lease with a 30 day notice to terminate by either party at the same location. This unpredictable situation could leave the community without a Library should the landlord terminate our lease, and there are no other suitable facilities to lease in Frazier Park.

For over a decade, the County and the people of the Frazier Park library service area, have recognized that the temporary leased facility is way too small to serve the current population of 7,051, much less a twenty year projection of 13,963. The need for a “real” library with more books and other resources was first voiced in community focus group meetings in 1990 as the planning began for a new library with the last library bond act of 1988. A suitable County owned site was selected at that time which met library site selection criteria, and the communities’ first choice site location. In 1996, the results of a customer satisfaction survey with over 100 residents, once again, reiterated strong sentiments for a larger facility with more resources and greater functionality.

For this bond act application, the County retained a research consultant, Dixie King, Ph.D. from “Transforming Local Communities” to assist the library with its community and K-12 needs assessment. Library needs and functional requirements were discussed in-depth with the Kern County Board of Supervisors and with the community at large. The community once again and overwhelmingly chose the current site as their first choice site location, and voiced their strong support for a new and much larger library to meet community and K-12 needs. Representatives from literally every organization and agency in the community participated in this needs assessment. Six hundred and ten (610) people or 9% of the population participated in over fifty meetings including interviews, surveys and focus groups. Participants included, to name a few, the Friends of the Library, the El Tejon Unified School District (ETUSD) administrators, teachers, staff, students, and PTSO members, public and private home-school teachers and students, disabled residents, seniors, adult literacy tutors and students, the Kern Adult Literacy Council, key informants and community leaders from the Independent Living Center, Healthy Start, Head Start, Chambers of Commerce, Lions Club, AARP, Mt. Communities Town Council, Pine Mt. Club Homeowners Association, Mt. Communities Health Clinic, Weight Watchers, and staff from the local Fire, Sheriff, Library, and Parks & Recreation Departments.

K-12 ETUSD libraries lack a District Librarian. School resources are limited with very few and up-to-date reference publications, periodicals and books. Student expressed a need for

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assistance with homework, computer and library use, access to computers after school, career materials, Stat preparation, textbooks at the library, and more convenient and more hours of opening to meet their needs. The community has voiced their strong support of this project time and time again and has raised funds many times over to help augment the materials budget and hours of opening in years past. The County Board of Supervisors is committed to this project and has provided requisite funding four times in the last decade for construction related and operational costs for planning a new library as part of grant application requirements, and matching funds.

This temporary inaccessible leased facility without HVAC, fire and burglary alarm systems, operates with difficulty for the public and staff in this severely cramped space, and without the necessary functional requirements of a modern library facility to serve community needs. The parking is inadequate and hazardous with numerous potholes. All book stacks, the media and the periodical areas are filled to capacity and overflowing. There is no special environment for children or teens. The few computers the library has for public use are used round the clock with people constantly waiting and there is no additional space to add more. There is only one tiny, dimly lit restroom for the staff, public, custodial equipment, and supplies. The toilet constantly backs-up and overflows, and there are no floor drains! Space for seating and reading at the library is inadequate, and when school classes visit or when the library conducts storytelling programs, seniors, adults, teens and children alike must sit on the floor, blocking the access to checkout desk, collections and computers by other patrons, and causing a hazardous situation since the library occupancy is about 15 and we often have more than 50 people attend programs and use the library simultaneously. Informational racks, too, are needed for library and community events and notices, but there is no space for them. Staff workspace is almost non-existent with only one small antique desk to service the public in a cramped hazardous area. Smoke infiltrates the room from adjacent leased rooms. The public and staff lack privacy in patron transactions and there is no space to conduct information literacy classes that are critically needed in this community. Private tutoring space as well is needed for adult literacy, home-school and other students. These are but a few of the many needs in this remote community located about 60 miles from the nearest urban center from other libraries, and from a bookstore(s). Additionally, there is no space to accommodate cooperative joint venture projects with the ETUSD as desired and needed. Only remotely located pilot projects are possible. As many community members have stated many times over, "we need a real library!"

The library prepared the plan of service and the building program, based upon the community needs assessment. An architect was retained to prepare a "mountain" architectural conceptual design and construction cost estimates based upon the building program. The gross square feet of the proposed new facility is 9,972 s/f; the net assignable is 7,479 s/f and the non-assignable s/f is 2,493 representing 25% of the gross square feet. Current square feet is .17 per capita and houses close to 14,000 volumes. The proposed new facility is .72 square feet per capita to house 35,079 items and modern amenities.

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### **Project Time Schedule**

The temporary month-to-month lease has a 30 day notice to terminate, Therefore time is of the essence to complete this project as soon as possible to ensure the continuation of library service to this community.

The projected time schedule for the Frazier Park Branch is as follows:

1. Conditional Use Permit and Zoning Variance Obtained – 4/25/2002
2. Site Donated –1/13/59
3. Schematic Plans Completion – 3/01/04
4. Design Development Plans Completion – 6/01/04
5. Working Drawings (90%) Completion – 8/01/04
6. Construction Documents Completion – 10/01/04
7. Project Advertised for Bids – 11/01/04
8. Start of Construction – 2/01/05
9. Estimated Mid-Point of Construction – 8/01/05
10. Completion of Construction – 3/1/06
11. Opening of Library Building to the Public – 5/01/06
12. Final Fiscal and Program Compliance Review Completed – 2/01/07

### **Relationship of the Library Building Program to the Architectural Design Process**

The Library Building program is predicated upon the community needs assessment. Needs and requirements were converted into data and functional space requirements. Their needs were later interpreted by the architect into a conceptual architectural design. The architect paid close attention to the communities desire for a mountain architectural design using wood and native stone, the general requirements of the library building program, spatial relationships, the summary of facility space requirements, space descriptions, and the project budget to design a functional, warm, and harmonious library that is near and dear to the people of this community. These planning and design considerations are applicable to the entire branch library facility, and detailed space criteria and guidelines for each specific programmed area of the branch library are presented under space descriptions in this building program including the lobby, community meeting room, tutor and group tutor rooms, young adult area, children's library, computer/homework center, periodicals, media, staff work areas, Friends of the Library, custodial operations, computer operations, parking, general collections, reference and restrooms. The architect created a preliminary design that satisfies County, Library and the communities' site, functional, aesthetic, code, and budget requirements. The design outlines a modern Library building that will serve the Frazier Park mountain communities for the next twenty years.

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When the project is bid and awarded to an architectural design team, that team must also pay close attention to each element to the library building program to render architectural conceptual designs, design development, construction documents and bidding the project, all of which will be continuously tested against the Library Building Program for its functional space and design requirements for each programmed space for the collections, technology workstations, reader seats, etc.

If awarded this project, architectural team selected must be familiar with and open to implementing a design camp with the EcoCharrette as a design methodology. This is to ensure an energetic exchange of design ideas/solutions for the schematic plans completion and design development plans completion consistent with the communities' desire to participate at this level. Guidelines for this process may be obtained from the office of the American Institute of Architects to secure a copy of the AIA guidelines for planning and running an EcoCharrette: *Environmental Design Charrette Workbook*, AIA Press, 1996. Source: *Sustainable Library Design* by Johanna Sands, AIA, and provided through the Libris Design Project [www.librisdesign.org](http://www.librisdesign.org) supported by the U.S. Institute of Museum and Library Services under the provisions of the Library Services and Technology Act, administered in California by the State Librarian.

### **Roles and Interrelationships of the Library Building Team Members**

In 2002, the County Administrative Officer, under the direction of the Kern County Board of Supervisors, collaboratively established with the Director of Libraries, a multi-disciplinary key library building team of fourteen core team members for the Kern County Library, Frazier Park Branch. The Director of Libraries serves as the Project Coordinator. Other key members include the Deputy Director of Libraries, Head of Branches, Branch Supervisor, Community and Support Services Librarian IV, two at-large citizen members, Electronic Services Librarian and Head of Computer Services; Library Business Manager, Library Administrative Clerk, Library Executive Secretary, El Tejon Unified School District Superintendent, and several County Administrative Office and General Services' Construction Services Division staff.

An experienced and knowledgeable architect was selected by the Director of General Services (GS), the GS's Construction Services Manager and the Director of Libraries to follow the Library Building Program to develop a conceptual plan, construction cost estimates and energy management strategies. If the project is awarded, an architectural team including an interior designer will be selected by the Director of Libraries together with the County Architect and other representative building team members to design a facility consistent with the intent of the library building program and with community input during all of the schematic plans and design development phases to ensure the new Frazier Park Branch will reflect the vision, spirit, ideas and philosophies expressed in this building program, and according to any other rules, regulations or guidelines deemed necessary by the State of California, the California State Library and the County of Kern.

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An integrated team approach in the entire design development and construction process is essential to in the design of a facility to maximize its functionality consistent with the Library Building Program. Kern County Library and the General Services Department staff have years of experience in working together in a collaborative manner to ensure successful projects. Since 1987, the County of Kern has constructed six new library facilities including a main library and five branches, and completed the historic restoration of a facility on the National Register of Historic Places. It has also remodeled six branch libraries.

The Kern County Library, Frazier Park Branch building team, other key players and roles are as follows:

- Director of Libraries, Diane Duquette, the project coordinator and primary contact. Together with the County Administrative Office, the Director prepared the “Libraries Facilities Master Plan to the Year 2020,” designed, developed and implemented the community needs assessment with over 600 people, developed a contract for a researcher to analyze, organize and prepare the final needs assessment document; negotiated the quitclaim deed on the property, collaboratively prepared the cooperative joint venture agreement with the El Tejon Unified School District Superintendent and the Deputy Director and Head of Branches based upon the needs assessment with School Board members, personnel and students; guided the library plan of service, prepared the library building program and planned and developed the branch operational budget and prepared the bond act application. She also works directly with the General Services Department on project management, and will help select the architectural team who will develop the design and working drawings in accordance with the building program. She will also chair the art selection committee, will select and acquire or commission art, participate in the final inspection, will plan and implement the dedication ceremonies, welcome the public to the new facility, and implement the plan of service including the joint venture project.
- Executive Secretary, Sylvia Kirkland, assists the Director in document editing and preparation, fundraising documentation and with dedication ceremonies.
- Deputy Director of Libraries, Barbara Swanson developed the plan of service in close cooperation with the Director of Libraries based upon the community needs assessment and assisted with the cooperative joint venture agreement. She coordinates the work of the head of branches, the central library, and support services. She works with many others to develop and carry out the library plan of service based on the needs assessment; will assists with the coordination of interior furnishing’s specifications, design development, dedication ceremonies, and grand opening activities. She also acts in the absence of the Director of Libraries.

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- Business Office Manager, Monica Thomas reports to the Director of Libraries. She is responsible for coordination of all financing, budget preparation, audits, personnel management, contracts, and purchase requisitions with the General Services Department who manages all County construction projects and purchasing.
- Administrative Clerk, Susan Eldridge works in the Library Business Office and oversees special projects under the Business Manager. She works closely with the Director of Libraries on building projects. She handles purchase requisitions, contracts, assists with inspection, helps coordinate the move to the new facility, coordinates security, telephone installations, and handles a myriad number of other details.
- Librarian IV, Sherry Gomez is Head of Branches. She directly supervises the Frazier Park Branch and works under the direction of the Deputy Director. She helped with the needs assessment and the cooperative joint venture agreement and prepared the demographic analysis. She will hire, train and supervise branch staff, participate in the selection of the architectural team and in all phases of the project and design development, move, interior signage specifications, furnishings, equipment specifications, and dedication ceremonies.
- Librarian IV, Kristie Coons, Head of Community and Support Services will be responsible for public relations, marketing, dedication ceremonies, community programs, collection development, bibliographic control, art selection together with the Director and other committee members, and will assist with dedication ceremonies. She will also coordinate the production work of interior signage with the Library's graphic artist, Joel Torzon and other promotional flyers and brochures to outline library services and resources. She oversees electronic services and the computer services team and audio-visual services for installations and training of all related equipment.
- Librarian III, Georgia Wages works under Kristie Coons and is the collection development librarian that will develop the collection at the Frazier Park Branch in accordance with the needs assessment.
- Librarian III, Laura Gardner also in Support Services, will catalog and oversee processing all the new materials for the branch. She also trains staff in the library's mainframe automation system, the new Horizon/Sunrise automation system from Epixtech.
- Librarian IV, Louann Nickerson is the Head Librarian of the Main Library, the Beale Memorial and is responsible for developing the reference collection at the Branch, also in accordance with the needs assessment. Reference staff plan and implement

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computer literacy training in branches for the public and staff, and develop pathfinders to aid users in finding information.

- Electronic Services Librarian III, Nila Stearns, supervises the computer services staff under Kristie Coons. Steve Vorseth, Computer Services' Information Systems Specialist II, together with Nila, SJVLS automation system's staff, the Director and Deputy Director of Libraries and collaboratively planned the technology plan of service based on the community needs assessment. The Electronic Services Librarian will oversee all technology equipment specifications, computer technology training, and installations with the computer services staff.
- Frazier Park Branch Supervisor and Library Technician II is Judy Waters. She helped identify community organizations, stakeholders, assisted with the documentation of the temporary library facility's service, physical limitations and service needs. She will participate in design development and with the training and supervising of new staff. She will also help identify branch interior signage needs and will assist with the move, the dedication ceremonies, and with welcoming the community to their new library.
- General Services Director, Bill Wilbanks oversees the General Services Department. Mr. Wilbanks works directly with the Director of Libraries on engineering services, architectural, interior design, and construction contracts. The General Services accounting staff, namely, Randy Hoffman, oversees expenditures and coordinates payables and receipts of monies with the California State Library and Library Business Office Manager. The County facilities manager, Larry Paddock will have input regarding specifications for custodial services and building maintenance and operational systems.
- General Services' Construction Services Manager, Mark Russell will develop and issue the RFP for the architectural team and interior designer, will sit on the selection committee, will develop and issue the construction bid, will serve on the selection team for the construction contract and will oversee the design and construction end of the project with the Director of Libraries. This division manages all County construction projects.
- County Administrative Office, Scott Jones, CAO, oversees administrative office staff and liaison staff that work with capital projects. Ross Elliott worked with the Director of Libraries to develop the Kern County Library Facilities Master Plan to the Year 2020." Fred Plane, Deputy Analyst, worked together with the Director of Libraries to finalize the bond act application and ready the Board letter and other documents for Board of Supervisor approval.
- Kern County Board of Supervisor, District IV, Ray Watson is the newly elected Supervisor of this District in late December 2002. He replaced Supervisor Ken Peterson,

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who participated in the community needs assessment and died suddenly last year. Ray is a former Kern County Library Foundation Board member, recognizes the need for a new library and strongly supports this project.

- Healthy Start, Director, Anne Weber works under contract with the El Tejon Unified School District. She is a key community stakeholder and citizen at large and will be working in collaboration with the Library on cooperative projects. She participated in the needs assessment and allowed the Director of Libraries to have access to the needs assessment documents from Healthy Start to give the Director of Libraries insight into the needs of needy families and children.
- Mountain Memories Board Member, Mrs. Judith Waters is a key community stakeholder and citizen at large. She participated in the needs assessment process.
- Kern County Board of Supervisors oversees all County operations. They approved the “Kern County Library Master Facilities Plan to the Year 2020,” allocated the funding match for the new library facility, approved the cooperative joint venture agreement with the El Tejon Unified School District, and approve the bond act application.
- Superintendent, El Tejon Unified School District, Dean Bentley, cooperated wholeheartedly with many of his staff and with the Kern County Library to conduct a K-12 needs assessment with District staff, Board members and students with several hundred altogether with focus group surveys, individual surveys and with written surveys. He also worked together with the Director of Libraries, Deputy Director and Head of Branches to develop the cooperative joint venture agreement that was approved by his Board and was the liaison with his staff and School Board members.
- El Tejon Unified School District (ETUSD) Board approved the land donation for a new library, the quitclaim deed on the land and the cooperative joint venture agreement with the County of Kern, Kern County Library.
- Kern County Planning Department, Director, Ted James, arranged for the Planning Commission’s approval of the conditional use permit and zoning variance, parking requirements and CEQA negative declaration.
- Kern County Parks and Recreation Department, Director Bob Addison arranged for the Parks and Recreation Commission’s approval of the use of Park Land for the construction of a new library.
- Kern County Deputy Counsel, John Irby approved the agreement as to form with the ETUSD) and prepared the resolution for the bond act application.

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There are many other staff in the Library, County and Community that play a role in this project in some other way. Their names and roles are detailed in the community analysis section under government agencies, school agencies, and community organizations.

The sections that follow describe the major design concepts that are basic to the facility design, general requirements of the library building, spatial relationships, a summary of facility space requirements, space descriptions and detailed requirements of each area including a listing of required furniture and equipment in each space, and a preliminary project budget. This information is based on the community needs assessment and library plan of service, the documents that are the driving force behind this building program.

### General Requirements of The Library Building Program

#### Architectural Character and Interior Features

The overall planning and design priority of the Frazier Park Branch Library is to be very supportive and oriented to the public user of the library, while also being energy efficient, environmentally safe, and handicapped accessible in accordance with the ADA (Americans for Disabilities Act) mandated requirements. It shall also employ strategies for sustainable library design as mentioned under energy efficiency below and in the bond act application under energy conservation measures, and at the same time be functionally effective and enjoyable for the public and staff. The new library should incorporate design features that fit into the climate and character of the mountain communities and that stimulate the imagination from all five senses.

A library building is built from the inside out. Proper relationships between the interior spaces are critical in order for the library to function. Visual, acoustic, color, floor coverings, and other building elements subliminally define these relationships. This can also be achieved with a stimulating interior décor.

The 9,972 square foot building should have an architectural character and interior design of a one-story rustic mountain lodge based upon the community needs assessment. It is preferred that the exterior be made of smooth cedar or redwood, with shiplap siding or a more rustic log cabin design, either one with native stone. A smooth edge is preferred if smooth cedar or redwood is used. A natural clear coat finish is also desired. The exterior needs to be easy to maintain and safe to the touch. The exterior and interior entrance should be of irregular shaped flagstone, or a similar stone. The community desires exposed aggregate rock walls with native stone (granitic gneiss) enhancing the foundation walls, retaining walls and walkways. They would also like the chain link fence across the street (within 100' of the site only) replaced as part of the project if possible, also with an exposed aggregate rock wall.

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It has been recommended by a several people in the community to have a roof made of galvanized tin, colorful metal or from composition tile, with skylights and lots of natural light. Care must be made to minimize any glare from windows, lights and skylights. The entrance should be prominent and facing east. The shape of the facility should be somewhat square or rectangular, designed around the functional areas of the building. A gardenlike setting with a fountain, if possible, is desired with native landscaping. No portion of the building should create an area where people can congregate without being seen at night. Frazier Park has four seasons. Therefore, overhangs are recommended, along with rain gutters to take the runoff from snow and water away from the building. Also, because of the snow load, snow load capacity must be appropriate for this mountain climate.

The level and gently sloping site is unimproved and has several old growth oak trees on it. It is the desire of several people in the community to preserve as many trees as possible in the design of the facility.

The conditional use permit and zoning variance was approved by the Planning Commission on April 11, 2002 and was made effective on April 25, 2002. The permit and zoning variance was extended for another seven years on March 6, 2003 until April 25, 2010. These documents include detailed information about the site and CEQA mitigation requirements pertaining to it.

Native landscaping including plants, shrubs and a colorful specimen tree should be provided throughout the site with appropriate automatic irrigation. Native landscaping should have an educational key for visitors to provide them information about each plant, shrub and tree to teach them out the native vegetation of the area. A walking tour brochure will be developed as well in cooperation with the local Sierra Club. The architect shall employ a landscape consultant for this design, preferably from the Frazier Park mountain communities, or one that is knowledgeable about mountain landscaping native to this area. All exterior pathways and walks must be handicapped accessible. The community desires an outdoor area for reading and socializing with enhancements such as native stone, a cascading fountain made of native stone, a bronze sculpture with a theme of nature such as a frog holding a baby frog reading and sitting on a wood bench outside and/or inside. A telescope, patio furniture and benches made of stone, wood, painted metal or wood, or stained teak for day and night time socializing, stargazing and for other purposes, should be included with views to the surrounding mountains. If possible, an eastern and northerly facing durable weather resistant deck is desired. Exterior stone ash urns and trash receptacles should be provided for the front entrance and the deck area. Drive up exterior book returns need to be provided for books and audio-visual returns in the parking near the entrance for easy access by both patrons and staff. Incoming water pipes must be insulated to prevent pipes from freezing in the winter.

Many members of the community have requested heated handicapped access ramps or to face them to the sun to prevent ice in winter. Some people would like to have the front doors of a

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darker wood than the wood siding and about 8-9' high with squares of glass and a wood middle frame where people naturally push or pull it open. A spacious lobby with a natural gas fireplace, natural flagstone floors, a native stone chimney, and native stone benches or comfortable lounge chairs or love seats adjacent to the fireplace is also desired.

Most members of the community desire an art theme and interior design elements to include nature native to the area such as wildlife (mountain lion, chipmunk, bobcat, gray fox, frogs, and California ground squirrel) and birds (condor, red tailed hawk, California quail, pygmy nut hatch, eagle) – the latter of which is not native to this area, a mini teepee in the children's area, mountain landscapes, wildflowers, plants, and trees, pictures of petroglyphs, pictographs from the cliff dwellings in this area, native American Indian, and local history artifacts and cultural items. The art should include various mixed media types from local and regional artists including a stained glass window of an condor built into the entrance to the facility, and/ or of and including the sun, or of petroglyphs from the area, a quilt with a representative theme, plein air paintings from the area, a sculpture of a native animal or bird, an area in the clerestory to have an illuminated exhibit of the "Shades of California-Shades of the Hill" photo-archive project with built-in photos selected, edited and reproduced in a seamless run and enhanced with color filters to complement the colors of the interior décor.

Several members of the community have expressed a desire to have interior ceilings pitched (12-15' high), made of natural wood (cedar, birch, redwood, ash or elm) with limited numbers of visible support trusses and logs, if possible. Pine and fir is not desired. It is also desirable to have cedar, birch, ash or elm walls (with three colors of natural wood graduating from medium dark at the floor to light wood at the ceiling with smooth edges, smooth texture wood with tongue and groove siding with a clear coat finish or leave natural. The periodical area by the fireplace should have comfortable arm chairs and coffee/side/chess or other game tables for relaxing, to play chess or other games while socializing, reading and/or and kicking back and at the same time to take in the view of the surrounding mountains, the park with its beautiful oak trees and duck pond across the street. The entrance to the library should have irregular shaped flagstone or a similar stone. Wood plank floors are desired in adult stack areas.

The lobby needs to include a closet to store coats, hats, boots, and backpacks adjacent to the restrooms, a water fountain, a built-in and illuminated community exhibit /display case(s), slat wall with plexiglass displays or some other suitable information racks for community handouts and brochures. Vending machines for coffee/cappuccino, food and beverages are desired, preferably two or three, a sitting area for people to await their rides, a custodial closet, an adjacent kitchen with a full-sized refrigerator, stove and oven, microwave, and adequate preparation and counter space to support the meeting room.

## Kern County Library, Frazier Park Branch

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### Building Program

Several members of the community also desire that the exterior and interior design be in harmony and balance with its surrounding environment according to the principles of feng shui or the Chinese art of placement.

#### **Other design considerations:**

- Take full advantage of the site as an integral and adjacent part of the Frazier Mountain Park and develop it to be a small-scale civic element of the community that may also visibly serve as a "gateway" or "signature" to the relaxing way of life present in the mountain communities to enhance social interaction and community support.
- Create a building that is unmistakably public in character and function, yet very comfortable and welcoming to encourage and attract users and non-users of all ages and to stimulate their mental activity.
- Consider light, books, people and the surrounding space as integral to each other.
- Express symbolically the important value of knowledge, information and learning.
- Merchandise the products and services of the library by incorporating design features that are successful in retail merchandising such as lighting over various shelves such as in the new book display areas, art areas, displays, clerestory, and over the lower (45") children's shelving. Also, consider installing book stack lighting as an integral part of the shelving units.
- Solve the paradoxical needs within a library of spatial openness and seclusion by creating:
  - the ability to orient oneself within the visible total enclosure yet feel anchored to a particular part of it,
  - the possibility of easy supervision by staff yet no sense of being left exposed in an impersonal large space,
  - a graduation of different spaces within the library, ranging from open areas of public activity to areas of semi-private activity and areas that have a sense of intimacy within the overall public setting,
  - a wide variety of reading and study areas so that users have many choices to fit their mood or reading environment needs,
  - a clear understanding upon entry to the library (and while moving within the library) of the general purpose of each library area,
  - clearly visible staff areas as a means for bringing information, knowledge, services and people together.

The building materials, flooring and finishes should be environmentally safe, energy efficient, sustainable, and the biology of the building should be considered (baubiologie) to eliminate or reduce exposure to electromagnetic radiation and energy fields. The building also needs natural and electronic ways to mitigate natural predators. Interior finishes should create a space that is inviting to users, stand up to the wear and tear of heavy public use, and be flexible to take advantage of changes in products and services as well as changing technology. Consider making the natural wood floors in the adult stack areas of a darker color such as medium colored walnut contrasting with wood furniture (such as hard rock maple) made of lighter colors.

## Kern County Library, Frazier Park Branch

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### Building Program

The community desires a flagstone lobby and entrance, carpet and other flooring surfaces suitable to the functionality of the area. The teen center décor should be tranquil yet inviting and attractive, while the children's are should be carpeted and of colorful warm colors to enhance the more rustic décor, but not too stimulating.

#### **Building Materials**

The main consideration for the use of various building materials is that they be attractive and in accordance with the architectural style, durable, low maintenance, vandal proof, anti-graffiti, easy to clean, and sustainable and environmentally safe in accordance with the concepts of this project under the publication "*Sustainable Library Design*" mentioned earlier, and in accordance with the general recommendations and principles set forth in Debra Lynn Dadd's books "*Non-toxic, Natural & Earthwise*," "*Nontoxic and Natural*" (Tarcher, 1990), "*The Nontoxic Home and Office*," (Tarcher, 1992), "*Home Safe Home*" (1997) and David Pearson's "*The New Natural House Book*," (Fireside, 1998), "*New Organic Architecture: The Breaking Wave*," and "*Evolutionary Architecture: Nature As a Basis for ...*" (University of California Press, 2001), and in other similar titles.

All materials will meet or exceed Code standards. In the selection of interior finishes, factors such as ease of cleaning, potential repair, replacement costs and resistance to vandalism need to be considered. Flooring, wall and furniture surfaces should also be selected based on their contribution to the acoustics balance throughout the building. Structural capacity of floors shall meet library load and seismic requirements, generally 150 lbs per square foot. Multiple surfaces are to be used to spatially define various areas of the library and are to be level throughout with each adjacent area even though the flooring material may differ.

Carpeting shall be installed in the general reading areas, the Computer/Homework Center "Learning Lab," in the reference collection and seating and technology workstation areas, the periodical area, young adult and children's areas, and study rooms. It shall be anti-static, 100% level loop nylon, woven, heavy duty commercial grade and glued down without padding. The architect and interior designer shall write specifications to insure that high quality durable carpet is purchased and properly installed. It shall be designed for easy replacement of high wear areas with consideration given for fit with adjacent non-replaced areas. Provide creative and visually stimulating carpet with a special theme of nature graphics in the carpeting of the Children's area or this feature may also be accomplished with a wall rug or something similar. Durable, hard, non-skid materials such as flagstone (preferred), granite, slate or quarry tile is recommended for the Lobby, checkout, reference, in front of the fireplaces, and in the staff workroom areas. Hardwood (walnut is preferred) tongue and groove floors are recommended for the adult stack fiction and non-fiction areas. Non-skid, easy to clean surfaces such as tile or other durable types are recommended for the staff lounge/kitchen and meeting room kitchen. Slip resistant tile surfaces are recommended for the restrooms. The custodial closets, mechanical, electrical, telecommunications, closets should be sealed and/or painted concrete.

## Kern County Library, Frazier Park Branch

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### Building Program

All floor surfaces must be on a completely level surface to facilitate maneuverability by handicapped individuals and for pushing loaded book trucks throughout the building. It is recognized that the architect will have various other materials to consider other than the ones listed.

Exterior wood materials should be of smooth texture cedar or redwood with shiplap siding and with smooth edges for ease of cleaning, maintenance and safety, or of a log cabin wood design façade, with a natural clear coat finish; a galvanized tin, a colored metal roof, or a long life composition tile has been suggested; selected public area interior walls should be made of wood siding with either cedar, ash, birch, or elm. Darker woods should be used at the bottom of the walls graduating towards lighter wood at the ceiling. Exposed aggregate native rocks “granitic gneiss” for the accents and base, fences, exterior sign, and walls.

It is preferred that interior building materials intertwine a blend of textures to include various types of irregular shaped flagstone, granite counters at the circulation and reference desks, wood walls, tile, carpet and hardwood floors. Ceilings need to be made of materials that enhance the acoustics of the library for sound absorption and need to be light in color for dissemination of light. Light color wood is recommended such as cedar, ash, birch or elm. Acoustical ceiling tile has been specified in many areas to balance the rustic look with other materials needed for sound absorption. Walls need special consideration. Provide slat wall for display; provide presentation centers in locations specified. Provide bracing within wall for anchoring of the steel shelving at locations where book stacks are to be placed. Include inconspicuous built-in picture rails in the large meeting room, on one wall in the children’s area for public displays of art and on other walls specified in the space descriptions. Pay careful attention to walls on which shelving will be anchored to avoid conflicts among items such as light switch placement, fire extinguisher placement, thermostats, art, displays, etc.

Clear plastic corner guards must be placed on corners to protect against damage from book trucks. It is preferred that if any columns are designed in the building, (though it is preferred that there are none), that they be round.

#### **Patterns of Public Use**

A clear understanding of the pattern of public use of a branch library will aid the architectural design team in creating a supportive library environment. The pattern of use in a branch library differs significantly from a central library or academic library.

The pattern of use at a branch library is generally less structured than these other facilities. In many ways, the planning and design of this branch library needs to be similar to a self-service supermarket--the key issues are clear routes of movement and orientation, easy supervision by staff, efficient storage of materials and active enticement of casual users.

## Kern County Library, Frazier Park Branch

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### Building Program

Users will come to the branch library with different interests as well as different abilities to locate information. Finding a book or magazine will frequently be at random--by browsing, by the reader having some favorite authors, or by its newness. And in many cases, it will be located without reader use of the on-line public access catalog. Because of the patterns of public use, it is vital that the library merchandise its book and media collection. This can be accomplished by placing new materials in high traffic areas, by using back slant, zigzag, and bin displays, and employing the merchandising and display techniques used by successful retailers such as well-illuminated new book displays, theme subject areas on display such as the "Mountain Treasures" collection, children's easy readers, and by attractive signage identifying major areas.

Casual retrieval is often accompanied by some sampling in order to make a choice. Seats and reading surfaces near the shelves will support this need. Therefore, the function of retrieval and an immediate check on whether or not the resource is likely to be of interest should be possible within the same space--this double activity is one of the characteristics of public library use.

However, casualness does not always occur. Some users will seek information for a specific need. Intense and prolonged use of the library's resources can often occur by individuals pursuing a personal interest. In this situation the library becomes more analogous to a small-scale research library.

It is also important to note that many readers do not always need the accepted arrangement of a table and chair, particularly if reading only one book at a time-- most people reading a book at home will do so in an armchair and there is no reason why they cannot frequently do the same in a library. In fact, that is just what the community wants in their new library, a comfortable lounge and seating area.

The branch library also needs to function as a social gathering place for the community at large, the retired, the stakeholders, home schoolers, small business owners, cottage industry owners, or socially isolated who seek being around people, or for children on their way home from school. Therefore, the library must also support a comfortable level of casual conversation and quiet interaction in what are traditionally thought of as very quiet individual spaces.

Community meeting space tends to be used more during the day for library youth programs and service to the seniors, and more heavily used on evenings and weekends for many other different groups and purposes. It is important to design the community meeting room with adjacent kitchen access from the rear of the room without disturbing a meeting in progress, and to enable use when the library is closed without violating its security. Also, it must be an easily supervised, acoustically controllable group interaction area.

## Kern County Library, Frazier Park Branch

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### Building Program

Additionally, group study rooms are planned for the reading areas of the library for private meetings or group study for which the Frazier Park area lacks space. The group study room needs to accommodate six people and there needs to be two other private study areas for two to accommodate tutor/student twosomes, individuals who work out of the branch while on the road, and learners needing private space. The smaller twosome study rooms are meant to accommodate people for the purpose of independent learning with a tutor whether it be for home-study students, independent learners, adult literacy students, or investigators meeting with clients while on the road. Individual study space is also needed for privacy such as carrel space. Private study areas must have excellent acoustics to avoid disruption to other library users.

#### **Occupancy By Staff And Patrons**

At a minimum, the Library will be occupied by 4.5 full time equivalent staff. When fully occupied the library will accommodate 146 patrons.

The library is planned to accommodate the public with a total of 71 reader seats offering a wide variety of seating styles. The community needs quiet areas for individual reader/study use which must be effectively combined with needed group-oriented areas, social areas, and areas such as the Computer/Homework Center "Learning Lab" in the space descriptions. It is crucial that users be provided a wide choice in seating and reading environments within the library - spaces that are small and intimate, large, quiet or noisy, upright or lounging. Sixty (60) seats will be provided in the community meeting room and 15 technology chairs will be provided in the Computer/Homework Center "learning lab."

If the library is to be a congenial place where light socialization is expected by this community, space and furnishings need to be arranged with that factor in mind. A nearly even mixture of small and large tables, round and rectangular, should be combined with comfortable hardwood reader chairs at tables and study carrels, stone benches inside the lobby and patio areas, toy-type chairs and furniture, a slanted table and benches and colorful bean bag chairs with a theme of nature for easy book reading by children in the children's area; ergonomic adjustable task chairs for use with computers, lounge seats for all reading areas, teen seating, and comfortable, stackable chairs for the meeting room. It is preferred to have only round tables in the children's area for safety, excepting the slanted picture book table. Private enclosed individual study spaces, and carrels are needed and planned for independent learners, private group study for 6, private group study and for tutor/student twosomes to accommodate home-school students and teachers, tutors, and adult literacy and other lifelong learners.

It is expected that lounge seats with a small side table and open space to the front will rarely be empty--even when normal user seats and tables are unoccupied. There is a good indicator of the degree of desirability of such an arrangement in the branch library based upon the two lounge chairs that are always used in the temporary branch. Although lounge seats require more square footage per seat than table seats, the actual density of use is the same or better,

## Kern County Library, Frazier Park Branch

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### Building Program

i.e., 10 people in lounge seats will take the same space as the maximum of 10 people that may realistically occupy a twenty-chair arrangement of reader tables.

Research in many libraries and has consistently shown that rarely more than two people will sit at a four or six- person reading table, unless the people know each other. This indicates that small tables will work better than larger reading tables, and we recommend table seating for no more than four people, except in the one group study room for six which is desired by home school teachers and students. Rectangular tables have been verified by research to be generally better for work and concentration, while circular tables are best for conversation. On a rectangular table, a person can more easily mark his or her territory. An exception to this is in the children's area of the library and in the small conference room. As stated earlier, round tables are preferred for safety, and because many children like to work together or sit side by side when mixing light conversation with reading. People in general like to sit with their backs and sides "protected," all other factors being equal. In other words, if the view out the window is pleasant, some users may overcome their protective instincts and turn the seat toward the window allowing his or her back to remain vulnerable to the space at large. Since the mountain views to the north of the proposed periodical lounge area are magnificent, especially in the winter, it is recommended that the lounge chairs be oriented adjacent to the windows, while seated adjacent to the native stone chimney and fireplace. With this same principle, a carrel with no protective barrier between the chair back and the walkway through the library space will remain empty unless the walkway is rarely used, or the user needs only a small piece of information and will leave quickly.

### Type and Size of Collections

Demographic projections and the community needs assessments indicate that the Library needs to house the following collections over the next twenty years to serve a 2020 population projection of nearly 14,000 people. The type and size of each collection was based on the demographic profile of the community, library circulation statistics, the results of the community needs assessment, the needs of K-12 students and teachers, and by an analysis of the branch and school library collections to determine strengths and weaknesses to serve community needs.

# Kern County Library, Frazier Park Branch

## Building Program

### Allocation of the Library's Book Collection

#### CATEGORY

Subcategory Volume Type	Percent of Projected Collection	Projected Total	Percent in Circulation	Projected Volumes on Shelf	Volumes/ Linear
<b><u>Adult/Young Adult</u></b>	<b><u>78.37%</u></b>	<b><u>24,550</u></b>	<b><u>27.55%</u></b>	<b><u>17,787</u></b>	<b><u>10.08</u></b>
<b>Browsing</b>					
New Books	0.64%	200	50.00%	100	8
<b>Fiction</b>					
Fiction	10.69%	3,350	25.00%	2,513	8
Mysteries	4.47%	1,400	30.00%	980	8
Paperbacks	10.06%	3,150	50.00%	1,575	16
Science Fiction & Fantasy	1.68%	525	25.00%	394	8
Spanish Language Fiction	1.12%	350	15.00%	298	17
Westerns	1.68%	525	15.00%	446	8
<b>Large Print</b>					
Large Print	3.35%	1,050	25.00%	788	8
<b>Non-Fiction</b>					
Non-Fiction	33.52%	10,500	25.00%	7,875	8
Spanish Language Non-Fiction	1.12%	350	15.00%	298	8
<b>Reference</b>					
Reference	4.47%	1,400	0.00%	1,400	6
<b>Young Adult</b>					
Young Adult	1.12%	350	20.00%	280	12
Young Adult Paperbacks	4.47%	1,400	40.00%	840	16
<b><u>Children/Juvenile</u></b>	<b><u>21.63%</u></b>	<b><u>6,775</u></b>	<b><u>24.80%</u></b>	<b><u>5,095</u></b>	<b><u>16.4</u></b>
<b>Children's Easy Readers</b>					
Children's Easy Readers	7.90%	2,475	30.00%	1,732	20
<b>Children's Paperbacks</b>					
Children's Paperbacks	1.44%	450	40.00%	270	16
<b>Juvenile Fiction</b>					
Juvenile Fiction	3.19%	1,000	20.00%	800	13
<b>Juvenile Non-Fiction</b>					
Juvenile Non-Fiction	8.30%	2,600	20.00%	2,080	13
<b>Juvenile Spanish Language</b>					
Juvenile Spanish Language	0.80%	250	15.00%	213	20
<b>Totals:</b>	<b><u>100.00%</u></b>	<b><u>31,325</u></b>	<b><u>26.95%</u></b>	<b><u>22,882</u></b>	<b><u>11.8</u></b>

## Kern County Library, Frazier Park Branch

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### Building Program

#### Allocation of the Library's Multimedia Collection

#### CATEGORY

Subcategory Volume Type	Percent of Projected Collection	Percent of Projected Total	Projected Percent in Circulation	Projected Volumes on Shelf	Volumes/ Linear
<b><u>Combined (Adult &amp;</u></b>	<b><u>99.31%</u></b>	<b><u>3,615</u></b>	<b><u>34.74%</u></b>	<b><u>2,359</u></b>	<b><u>16</u></b>
<b>Audio Book Cassette</b>					
Audio Book Cassette	16.35%	595	25.00%	446	10
<b>Audio Cassette</b>					
Audio Cassette	9.62%	350	25.00%	263	19
<b>Audio Compact Disc (CD)</b>					
CD's And DVD's	39.70%	1,445	35.00%	939	25
<b>Video Cassette</b>					
Video Cassette	33.65%	1,225	42.00%	711	10
<b>Totals:</b>	<b><u>99.31%</u></b>	<b><u>3,615</u></b>	<b><u>35.19%</u></b>	<b><u>2,359</u></b>	<b><u>16</u></b>

## Kern County Library, Frazier Park Branch

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### Building Program

#### Allocation of the Library's Periodical Collection

#### CATEGORY

Subcategory Volume Type	Percent of Collection	Projected Total	Percent in Circulation	Projected Volumes on Shelf	Volumes/ Linear Foot
<b><u>Adult/Young Adult</u></b>	<b><u>95.68%</u></b>	<b><u>133</u></b>	<b><u>5.26%</u></b>	<b><u>126</u></b>	<b><u>1</u></b>
<b>Back Issue Magazines</b>					
Back Issue Magazines	50.36%	70	10.00%	63	1
<b>Current Magazines</b>					
Current Magazines	32.37%	45	0.00%	45	1
<b>Current Newspapers</b>					
Current Newspapers	6.47%	9	0.00%	9	1
<b>Young Adult Current</b>					
Young Adult Current Magazines	6.47%	9	0.00%	9	1
<b><u>Children/Juvenile</u></b>	<b><u>4.32%</u></b>	<b><u>6</u></b>	<b><u>0.00%</u></b>	<b><u>6</u></b>	<b><u>1</u></b>
<b>Children's Current Magazines</b>					
Children's Current Magazines	4.32%	6	0.00%	6	1
<b>Totals:</b>	<b><u>100.00%</u></b>	<b><u>139</u></b>	<b><u>5.04%</u></b>	<b><u>132</u></b>	<b><u>1</u></b>

## Kern County Library, Frazier Park Branch

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### Building Program

The varied collection of a proposed collection of 35,079 items at 2.5 items per capita will provide a collection of 24,550 adult and young adult books.

This included browsing materials of new books and a special local interest collection entitled "mountain treasures," school textbooks provided by the School District as part of the cooperative joint venture agreement, career materials, fiction and sub collections of mysteries, paperbacks, science fiction and fantasy, Spanish language, westerns, and large print. A non-fiction collection will also include large print, though shelved in one area in the fiction collection with a prominent sign, and Spanish language materials. A ready reference collection for the reference desk for quick ready reference will be culled from the greatly expanded reference collection of 1,400 items. The young adult area will be greatly expanded to prove 1,750 items in both hardbound and paperbacks. The children's and juvenile collections will provide 6,775 items. Board books, picture books or easy readers, book/cassette and CD kits, paperbacks, juvenile fiction and non-fiction and Spanish language materials will be provided.

Multi-media materials for this age excepting the CD's noted above, total 3,615 items and are combined in a centralized audio-visual listening/viewing and collection area to include audio books on cassettes and CD's, spoken and music cassettes and CD's, DVD's and CD's to include music and books on both formats, and a wide range of videos.

The periodical collection will include 60 titles. The adult collection will include 45 current magazines titles and nine newspapers, the young adult collection will include nine titles, and the children's collection will include six age appropriate magazines titles. Back issues are planned to include two years of adult titles.

This collection will be supplemented by vertical file materials, online full text access to Infotrac, a collection of 2,600+ general interest periodicals, online access to tutor.com or a similar tutor program, Eureka, a career database, Reference USA and access to other periodicals via intra-system loans from the main library and through interlibrary loan access from multi-type library networks supported in part by the Library of California.

#### **Flexibility and Expandability**

Over the next two decades, the branch will experience an extensive evolution in collections, services and user needs. Flexibility must be a major feature of the project's design. The library prefers the design include load bearing walls and not load bearing columns. This latter factor greatly inhibits long-term flexibility. However, this factor must be carefully evaluated along with other priorities (such as the need to provide a variety of spatial areas so that library users can choose areas that best suit their moods or feelings at the time of use).

The building systems within the library will greatly influence long-term flexibility. Lighting fixtures, air ducts and registers, HEPA filtration, electrical power, and communication linkages for terminals and other electronic equipment should be carefully located throughout the library to

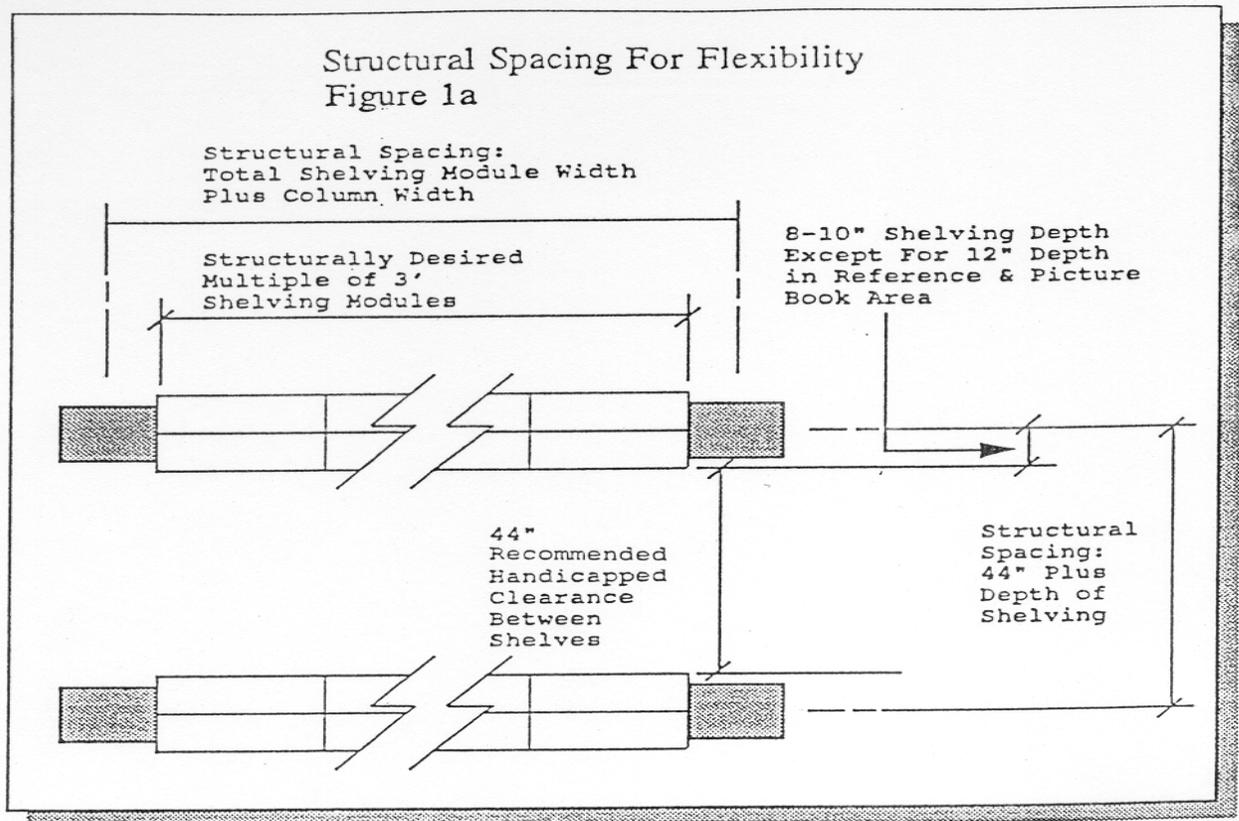
# Kern County Library, Frazier Park Branch

## Building Program

permit alternative layouts. A cellular duct system installed 10' on center is recommended in most areas for long term flexibility.

Attention to the spacing of columns, shafts and other architectural elements will also ensure flexibility and the effective use of space. The standard shelving module is 36" wide and 8," 10" or 12" deep. Most areas (except the Reference Area and the picture books in the Children's Area which use 12" deep shelving) will use 10" deep shelving. Fiction books use 8" deep shelving, though it is preferred to use 10" shelves for long-term flexibility with the non-fiction collection. In addition, 44" aisle width handicapped clearance is recommended in main walkway areas and a minimum of 36" is acceptable between stacks; however if there is enough room, 44" aisles are preferred for maximum accessibility. To disregard these factors and place columns, if used incorrectly by even a few inches may cost the library many crucial linear feet of book storage capability.

The library does not plan to expand this facility on this site. If additional space is needed in the future, the service area will be split and another facility will be considered for Pine Mountain Club, 15-17 miles to the west of Frazier Park, based on the community needs assessment because of a lack of year round public transportation to that area due to inaccessible roads in the winter resulting from heavy snows and ice.



## Kern County Library, Frazier Park Branch

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### Building Program

Storage efficiency is influenced by shelving layout and bookshelf height in each area. Full-height (90"), six-seven shelf high units are recommended throughout Reference, Adult and Young Adult Areas, with three-shelf high units (45") suggested for the easy book or picture book sections in the children's area, and mostly five shelf high units (66") in the Juvenile fiction and non-fiction areas in the Children's Library, and two to three shelves for handicapped accessibility and others access to periodicals for adult, teens, and children in their respective areas. Stack areas must be designed to meet code requirements, generally 150 lbs. per square foot.

Shelf heights can be used in conjunction with various volumes per linear foot depending on the average size of materials to calculate storage capacity. This may vary from 6 to 20 volumes depending on the collection. For example, six reference books can generally be housed per linear foot, 20 children's picture books and around 13 juvenile books can be housed per linear foot, and fiction and non-fiction items may vary from 8 – 15 books per linear foot. Paperbacks and media varies considerably dependent upon the storage capacity of various units for various sizes. Adult collections can also be equivalently calculated with 150 volumes average storage capacity per 3" wide full-height shelving unit filled to two-thirds capacity on each shelf.

Book storage standards are from Libris Design, (Holt) and (Wheeler) and vary slightly.

In addition to pure book shelving efficiency, the shelving layout should define reader areas as well as break up large spaces into more intimate spaces. Care must be taken to avoid blocking the view from staff areas to the readers and to avoid heavy traffic among readers. Every attempt must also be made to locate rows of shelving so that the books can be grouped logically according to the library classification scheme. All shelving must be seismically braced in accordance with standards from the Office of the State Architect and current code.

Various sized stacks are planned in the adult, reference, teen, and children's areas, book sale area, and display racks for books, cassettes, book/cassette kids for children, video's, compact disc's, DVD's, periodicals, newspapers, and back-issue storage for periodicals and newspapers.

Steel, book stack-type adjustable shelving is required, manufactured with a minimum 16-gauge steel for uprights and 18-gauge steel for shelves. Shelving must be cantilever or bracket-type shelving with integral book ends, canopy tops, wood end panels, and some slat ends for display purposes. The interior designer will specify shelving to accommodate 35,079 items less circulation factors of various types and sizes. This will be in accordance with seismic requirements, the building program space descriptions, shelving recommendations from the California State Library's Office of Library Construction's website, and in coordination with lighting arrangements and specifications to achieve desired lighting levels as specified by the

## Kern County Library, Frazier Park Branch

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### Building Program

architect in coordination with the interior designer. (See [www.librisdesign.org](http://www.librisdesign.org) for additional information).

### **Staff Efficiency**

A branch library of this size must be designed to operate effectively with minimal staff since staff salaries are a large part of a libraries budget and the state of the current economy is lean. The library plans to operate the facility with 4.5 equivalent full-time staff, though they may not all be present during the same shift. Operating effectively means being able to offer a service-oriented program in which the building does not create unnecessary time-consuming tasks by staff. Therefore, the public circulation service desk should be near the front entrance and open on to the staff workroom so that backup staff can be accessible when needed and for easy access to backroom functions. It should also be close to the copy center. The public service reference desk should be located toward the center of the building for easy access to the learning lab, the copy center, and reference, periodical, adult, young adult and children's collections and reading areas to assist the public with seeking information and related tasks.

The design must allow visual control of most of the building by staff, especially the public restrooms, water fountains and the public telephone; however library users should feel only a general sense of control. Public entrances (preferably one) should relate to staff at the circulation desk. Good visual control of emergency exits is required. Once inside, the visitor should be immediately oriented to the major areas of the library: circulation and reference desks, children's collection and seating, children's restroom, browsing area, the copy center, the learning lab, the reference collection and seating, the technology workstations, the teen area, and book sale area, if located inside and not in the lobby. The flow of patrons to various areas of the library should be smooth, logical and well-defined and the flow of materials from the point of check-in to check-out and reshelving should be efficiently arranged.

A rear staff workroom entrance should be included for library deliveries. It should open near the parking area and be accessible by ramp for the easy transporting of heavy items. Exterior fire doors should be equipped with alarms to aid staff -in the supervision of these areas.

### **Energy Efficiency**

The community desires a library that is a healthy place to visit as specified in "*Sustainable Library Design*" created by Johanna Sands, AIA , and one that is energy efficient as specified in "*Energy Management Strategies in Public Libraries*," by Dean Edwards, AIA (with technical assistance from engineers of the Arup Group). Both of these publications were provided through the Libris Design Project [www.librisdesign.org](http://www.librisdesign.org), supported by the U.S. Institute of Museum and Library Services under the provisions of the Library Services and Technology Act, administered in Sacramento, California by the State Librarian). The information provided by Sands is from the U.S. Green Building Council, a national non-profit organization founded in

## Kern County Library, Frazier Park Branch

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1993 to promote “the design, construction, and operation of buildings that are environmentally responsible, profitable, and healthy places to live and work.”

At a minimum, the integrated architectural design team should strive to make the new library building LEED certified at a minimum (the rating system is available at [www.leadbuilding.org](http://www.leadbuilding.org)). The areas of impact include sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, design process and innovation, and LEED accredited professional. It appears that the site is partially sustainable, however the architectural team must pay heed to these areas of impact in the design development process in order to become LEED™ certified. The publication by Edwards should help the library building team and the architect, engineers, designer, building manager, and others plan for a facility that will reduce energy consumption in the new library.

Variable air volume will be employed in the new facility to help reduce cooling costs. Energy efficient lighting will be used and balanced with natural light for cost savings, however functionality must be addressed at the same time. Adequate insulation of the floors, walls and ceilings should equal or exceed that required by Code to minimize the cost of heating and cooling the facility. Also, triple glazed windows should also be specified to help reduce heat loss.

A passive solar system needs to be examined for its impact given the sites orientation, the placement of windows, and the color and type of materials used. A few ways to conserve energy might include taking full advantage of northern daylight for natural lighting during daytime hours, and the southern exposure should support a passive solar energy approach to the thermal aspects of the interior environment. An active solar system using solar collectors and panels should also be considered to capture energy for hot water heating and for other purposes.

Technology energy conservation strategies will include:

- “Energy Star” rated technology and equipment,
- Flat screen LCD monitors and video flat plasma displays,
- Laptop computers for many public services purposes,
- Common network cabling under floor in a common plenum for HVAC air handling, electrical, voice, access control security devices, and data cabling distribution, thereby reducing the number of cable installations and costs, and
- File application server with Windows 2000, workstations, laptops, printers, and networked software for print management software and time out features to reduce the demand for staff to operate equipment and networks, and to ensure high service availability at reduced costs. Wireless technology will also be employed in open areas to reduce energy costs and for public access to the Internet on the public’s own laptops to ensure the security and integrity of the Library’s network. The standard to be used for wireless access is 802.11a from the Institute of Electrical and Electronics Engineers (IEEE) or the most up-to-date standard at the time of construction.

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### Building Program

It is expected that the architectural team will become thoroughly familiar with the publications in the cited websites. Some of the energy conservation measures are outlined in the library bond act application in Chapter one on page 18 and other ones are to be considered consistent with the publications cited.

#### Fenestration

Direct solar gain is to be avoided. The placement and selection of windows needs to be balanced with energy efficiency, building security, total utility cost and replacement costs. Windows are desirable when they provide pleasing views and/or exposure of library services to passing pedestrians or drivers. Day lighting through north facing windows are highly desirable and are undesirable for the west facing part of the facility. Double or triple pane windows should be specified and should have low "e" coating on the inside surface of the outside pane. If the window is not shaded, low "e" coating should be replaced with "heat mirror," which will reduce the visible transmission. Window frames should have low conductance for glazed windows. Thermal breaks can be used if metal, or thermally resistant materials such as wood or plastic can also be used. Reflected light can be useful, but glare from uncontrolled reflecting surfaces must be controlled.

Application of clerestory windows or a clerestory area would enable a built-in photo archival exhibit of the "Shades of the California - Shades of the Hill" project, and would enable remaining wall space for perimeter shelving if needed, interior graphics and display purposes. Direct sunlight may be admitted into some selected areas to enhance and animate the library space and provide pleasing exterior views; however direct sunlight must be avoided on the areas in the clerestory where the photo-exhibit will be built-in and the low "e" coating and/or "heat mirror" coating must prevent ultra-violet light from harming the photos and other interior areas where it could cause damage to furniture, art, books and other sensitive library materials, and produce glare on computer screens.

Windows will provide an important psychological benefit to library patrons as well as supplement lighting needs during the daytime. It is the library's desire to use as much natural light as possible to help minimize lighting costs and to make people feel good. A main aesthetic feature of the new Frazier Park Branch will be a native stone fireplace in the lobby, and one in the periodical area which looks to the north to the duck pond across the street and to the mountainous terrain and sky all around. It is pleasant for readers to look out at the sky and trees and street activity. It is also good exposure for the library if passing pedestrians or auto travelers can look in from the street at night from either the park across the street or from the main road that passes through town. The windows should be located high enough not to interfere with the arrangement of shelving and furniture or to pose a security risk.

When possible and appropriate, provide operable windows with screens and tamper-proof locks. These windows are desired for cross ventilation during periods of good weather in this

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pleasant mostly year round climate and in the event of mechanical and power failures. Window treatments will be needed for room darkening in the large community meeting room and in the computer learning lab; one way windows need to be provided in the branch manager's office.

#### **Space Finishes**

The selection of finishes should complement the interior design features. Elements such as ease of cleaning, potential repair and replacement costs, durability, and resistance to vandalism should be considered. All finishes must be environmentally safe to maximize the use of the facility by handicapped individuals. Walls should be painted in water cleanable paint and natural materials such as wood and stone should also be used. The general recommendations and principles set forth in Debra Lynn Dadd's *"Non-toxic, Natural and Earthwise,"* (Tarcher, 1990) and *"The Nontoxic Home and Office,"* (Tarcher, 1992), David Pearson's *"The New Natural House Book," Fireside, 1998)* and other similar concepts should be considered towards the effort to become LEED™ certified.

#### **Access for the Disabled**

The American for Disabilities Act (ADA) of 1990 requires libraries to build barrier free facilities. Building to Code and under ADA requires handicapped accessibility to all areas of the facility and the entrances leading to it, and especially regarding the exterior and interior door entrances, interior counters, carrel and table heights and clearances, circulation paths and clearances, door widths, thresholds, approach clearances and hardware, and emergency exits including paths leading from emergency exits, drinking fountains, signage, and book drops. The facility will be arranged so that displays, furnishings, equipment, and collection shelving be accessible to the handicapped.

Other considerations to include: book stack aisles must be a minimum of "36" wide and turning radius must be taken into consideration for cross aisles; restrooms must have at least one ADA accessible stall; telephones, light switches and water fountains must be of an accessible height; all entry and interior doors must be at least 36" wide; the entrance should be placed at ground level and the ramp leading to it must be designed with not more than a 1 foot incline for every 12 running feet).

Additionally, staff will assist any person needing accommodation with access to the library and its services, resources and programs. Referrals will be made as necessary to individuals needing special services for the disabled from the "Independent Living Center of Kern County" for information and referral, GA/Social Security /Benefits, Associative Technology, and Advocacy, and from other appropriate agencies. In addition, the library will provide assistive technologies and appropriate software. The Independent Living Center has approximately 10 clients in the Frazier Park area at present.

The building will be built on one level and main traffic areas will be at least 44" wide. In addition, all finishes and building materials, as stated previously, will be environmentally safe to allow maximum use by chemically sensitive individuals (many of which live in the mountain communities and are members of a local organization called "Share, Care and Prayer" an organization that helps chemically sensitive people), to avoid the potential for "sick building

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syndrome", to maximize staff and user productivity, and to eliminate any potential liability to the County.

#### **Acoustics**

Good acoustics are an essential part of the design of the modern library. Acoustics must be controlled throughout the library with sound isolation and reverberation control in mind. The public associates quiet with a library, yet modern libraries are busy places which generate noise from transactions between staff, library users, and users with other users. It is not necessary to stifle all sound. User comfort and attention spans should not suffer because noisy areas have been placed adjacent to quiet spaces. It should be possible to conduct transactions at the Circulation and Reference Desks using normal voice levels without disturbing readers elsewhere in the building.

Special consideration should be given to preventing disruption of quieter areas by noise levels in the more active areas such as the staff public service desks, children's area, group study areas, meeting areas, and the computer/homework center.

Materials used in the wall, ceiling, flooring and furniture surfaces should be selected on the basis of their use in acoustical balance throughout the facility and should avoid penetration of such surfaces. Walls and ceilings should have a high level of sound insulation. Carpet, perhaps the most effective acoustical material, is planned in all reader-oriented areas of the library and in the technology areas. Space descriptions in the Libris Design building program section detail this factor in more detail. Materials must have adequate mass and sound isolation design. All openings should be airtight and the most efficient construction that meets noise reduction criteria should be selected. It will be up to the architect to recommend suitable solutions in all situations.

Mechanical and electrical equipment must be quiet rated fixtures and will be specified. Vibration isolators and sound absorbing duct linings must be used together along with flexible connections and low velocities in ducts and pipes. All HVAC equipment should be located outside the building, and heavily acoustically insulated from interior areas. The community meeting room, the areas where computers are located, and the public desks should be designed by a qualified professional as these are noisy areas. (See [www.librisdesign.org](http://www.librisdesign.org) for additional information).

#### **Environmental Conditions (HVAC)**

Frazier Park is located in a mountain climatic zone. The Architect is encouraged to consider passive and active solar energy applications in the design of the library. The branch library should be fully air-conditioned and including all mechanical, electrical, and storage spaces. Excellent quality in air distribution and ventilations is very important. Temperature settings of plus or minus 70 degrees is suggested. Humidity should also be controlled in the plus or minus 40-50% range, both for human comfort in this dry mountain environment (relative humidity is about 30%) and for the preservation of book papers and bindings.

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It is also very important to provide excellent air quality to prevent “sick building syndrome” and other “building related illnesses.” As a preventative aid, it is critical that the HVAC system have a 95% effective filtration system for pollution control (HEPA), including a three stage filtration to include a pre-filter to filter large particles, a carbon block to filter gases and other pollutants, and a final pre-filter to filter micron particulate matter; electrostatic charges must be controlled as well with an electrostatic precipitator, and a negative ion generator to help reduce particulate matter as much as possible, to mitigate paper dust, pollutants from the freeway and truck stop and aggregate dust from two area aggregate plants, located several miles from Frazier Park. Not only is Frazier Park a dusty area with few paved roads, but in libraries “paper dust” is produced as books deteriorate which adds to the normal dust load from outside.

Additionally, the design of air supply ducting and equipment must allow easy access to all sections for frequent inspection and cleaning. A mechanical engineer with experience in designing such systems should be selected by the architectural team to design a system adequate for the projected occupant activity, density, and location. The cost of such a system will be offset by reductions in the time custodial staff must spend in dusting and cleaning and by fewer days off due to illness. A slightly positive air pressure in the library should also contribute to this goal.

The building will be zoned with variable air volume so that HVAC can be controlled independently. Security for all thermostats will be provided in public areas and key access or lockable covers will be provided as well. Ventilate fumes from the restrooms, the copy center, the custodial closets, the mechanical closet, the learning lab, and kitchens to the outside so they do not reenter through the air returns. Care must be taken to locate the exhaust away from air intake and vehicle fumes outside. Wind currents must be examined as well to properly locate the air intake.

A limited number of operable windows with screens and tamper-proof locks should be incorporated into the design provided they do not pose a security problem. They will be useful whenever a temporary mechanical system failure occurs in the building. Care must be taken to place them where they are relatively inaccessible to the public. Locking hardware should be sturdy and effective.

### **Illumination (Lighting)**

Libraries require excellent and appropriate illumination, and control of lighting in both public and staff areas. Lighting is more important to libraries than other public buildings, and its effectiveness will be a major consideration in determining public comfort and safety in and around the building.

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Natural light, and other forms of sustainable lighting are preferred for energy savings and comfort and should be used wherever possible. When artificial light is needed, it should be adequate, easy on eyes, and flexible for change.

The lighting for the library must be adequate (of critical importance is the provision of adequate light and the avoidance of shadowing on the bottom shelves of book stacks and art areas) and appropriate to the functions of the area. The electrical and/or lighting engineer is expected to recommend the appropriate system of lighting based upon the *Engineering Society Handbook* or similar title. A combination of overhead and task lighting is desirable; the lighting system shall meet code foot-candle requirements for each functional area, and provide for a pleasing ambiance through the library.

Based upon the aforementioned title, the following foot candles are recommended, and need to be compared to current code for libraries at the time of design development.

*Book stacks:* provide 30 foot candles (300 lux) average vertically at 30" above the floor. Lighting must be evenly distributed in the book stack area from one end of a range to the other and from the top to the bottom of the book stack. Provide non-glare and shadowless light within the aisles for an even distribution of light to facilitate reading book spines and books. Books housed on single-faced shelving units should be highlighted to attract patrons to these collections. Spot lights are not acceptable.

*Reading areas, group study, tutor rooms, service desks, and staff areas:* provide 50 foot candles (500 lux) average measured horizontally at table top or desk level and augmented with task lighting in carrels, at tables and in seating areas where appropriate. Provide high quality, non-glare light in the seating areas for reading and viewing computer screens. Every effort should be made to avoid glare on computer screens at all public and staff workstations.

*Community Meeting Room:* provide 40 foot candles (400 lux) average with all lights on and with separately controlled dimmable/switchable lighting to produce about 2 foot candles (20) lux average for note taking during audio-visual presentations, for the podium or front of the room. The note taking lighting should not spill onto the projection screen or plasma television. Various lighting systems should be considered to combine lighting arrangements for various activities including theatre and art exhibits.

The use of non-glare accent lighting to highlight various spaces is encouraged to help draw users to areas. Consider artistically designed neon lights in the young adult area and/or the Computer Learning Lab as examples to highlight these areas. Lighting should be zoned so that a portion of the fixtures can be turned off for energy savings when natural lighting is available or when lower levels of lighting are desirable. Restrooms should have bright lights to give the appearance of safety and cleanliness and to help people see themselves in the mirror.

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A study of lighting showing footcandles in all areas is to be provided. Special attention should be paid to lighting over stack areas to insure flexibility in the future arrangement of shelving, as well as adequate intensity of lighting necessary to illuminate the lowest shelf area, and for the marketing of new, theme, and easy book collections, art, and display areas.

Exterior lighting should highlight the building, provide safety, light the parking area, and help light pathways to avoid tripping. The library entrances, emergency exits, book drop depository, adjacent walkways, and immediate landscape should be well lighted for public safety and building security. Photovoltaic timers should be used where possible. In accordance with the conditional use permit, parking lot or site illumination shall be directed away from adjoining properties and public roads.

Lighting control must be available for each area (including the atrium) with lighting switches conveniently located at staff entrances and at the service desks with variable light control available in the meeting rooms, the learning lab, in art areas, and in the public entry areas. No switches should be in the public areas. Night lighting switches should be near the door staff exits at night. The switching panel must be readily identified, allow variable light volume and provide for switches other than circuit breakers. Night lighting and emergency lighting systems should be separate from the general lighting pattern and switched separately. A separate night lighting system for the rear staff entrance should be installed. All exterior lights should be on a timer system.

The variety of fixture types should be kept to a minimum and the ease of re-tubing should be a major consideration in the fixture selection process. Indirect lighting reflected back to the ceiling is preferred in most areas of the library to create non-glare ambient light. Full-spectrum florescent lights are recommended and are to be cool white unless discussed in advance with library staff. The loud ballast hum of fluorescent lights should be minimized through careful specification to reduce noise; nuclear free ballasts are recommended. Track lighting for art and displays should be appropriate for the art media type being highlighted and the lighting fixture should be inconspicuous in color or harmonious with the interior so as not to draw attention to the fixture. This needs to be carefully planned in conjunction with the library art committee to properly plan for illumination in these areas.

Illumination should be color corrected to be relatively warm in color but not necessarily even throughout the library. If financial reasons make it necessary to compromise on the lighting, then it is preferable to somewhat reduce the intensity of the lighting rather than to use fixtures that produce glare. High intensity light of poor quality is less desirable than low-intensity light of good quality. (For additional guidance see [www.librisdesign.org](http://www.librisdesign.org) on "Lighting for Libraries.")

### **Power and Data Communications Requirements**

The needs assessment indicated a high demand by K-12 students and by the general public for additional access to computers, the Internet, distance learning, training on the basics of computer operation, and computer information literacy training classes to learn how to effectively utilize library resources.

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Therefore, the demand for electrical energy in libraries will continue to increase along with the potential for adverse health consequences as both the staff and public are exposed in increasing amounts of electromagnetic energy fields. As a result of this factor and as a result of the community needs assessment where several people had concerns about the health impact of electromagnetic energy fields, this facility will be designed to include the latest technological advancements to eliminate or reduce exposure to electromagnetic radiation. In the design of the facility and of the energy pathways, the biology of the building must be considered (baubiologie). (See [www.librisdesign.org](http://www.librisdesign.org) for the latest information on power and data requirements).

Since library automation equipment and other equipment such as copiers, computers, telephones constantly change, specifications and installation should be flexible, and maintenance should be easy to address given the high cost of maintenance and lack of adequate maintenance service in rural areas.

Duplex outlets should be provided for custodial staff throughout the building. Dedicated power outlets and data lines must be provided wherever computers and other electronic equipment are used. All tutor rooms and study spaces should also have access to electrical outlets and data lines.

The facility will have integrated network resources for public and staff use, including to the shared catalog of the San Joaquin Valley Library System (SJVLS) member libraries (over 100 branches), to the District's school library catalog, for training, to networked SJVLS electronic databases, Internet access, Microsoft office suite with a windows 2000 platform, email and other applications. Wireless technology will also be used for public access to the Internet with their own laptops on a separate DSL line. The library will issue LAN cards for wireless use. Access to the School District's library catalog, website, teachers homework assignments online, and internal databases will also be accessed via the Internet. A satellite downlink will be installed for training for distance learning options throughout the building with RG6 coaxial cable. A T-1 FRATM (frame to ATM) for the proposed branch using Cat 6 copper cabling is specified for all computer functions. Overhead data projection technology will be used in conjunction with a state-of-the-art lectern with a laptop and CPU, with drives for various media.

The major electrical and data service to the building must be underground in accordance with the conditional use permit. The use of a cellular duct or raceway power distribution system 10" on center will be used for all network cabling throughout the building for all voice, data, and access control security devices, or under the floor if a raised foundation is used, thereby reducing the use of duplicate cable installations and installation costs. Wall outlets are appropriate and must be carefully planned around shelving and workstation layout designs. Outlets away from walls should be flush-floor mounted and capped. Floor monuments are unacceptable.

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The layout of power and data lines must be coordinated with space planning, building systems design, furniture specifications for all areas, interior design, construction documents, fire code placement of fire extinguishers, wall alarms and other requirements, lighting, art, etc. Power and data conduits or channels can be built into the furniture and structural elements and finish systems must provide means to accommodate electrical and data wiring with easy access for maintenance.

Amperage for the numerous electronic devices should be appropriate to avoid power outages. All wires should be shielded and twisted. Electrical fields should be shielded with appropriate technology.

The location, voltage, and use of electricity must be appropriate to the functions within the library. Separate dedicated 115, 220 or 240 volt electrical circuits are required for various equipment such as the security alarm system, microphones, delivery door bell, and buzzers in the staff work room and at the checkout desk, panic alarms in the staff work room, the meeting room and at public services desks, the telephone system, the book theft detection system, the HVAC system, the HEPA system, the stoves, possibly the track lighting for various media types of art, the copiers, fax and change machines, dispensing machines, and others. Other cable needs to be specified for a wireless microphone in the meeting room with outlets at the front of the room and around the perimeter of the room.

Electric access in the staff workroom should be located away from heavily traveled areas and placed in relation to work areas and shelving configurations. Transformers should be located away from staff and public workstations so that they are not exposed to levels greater than 1MG. All electrical specifications will be identified during the design phase of the schematics in conjunction with staff for exact needs and placement. An electrical sheet is required and showing its relationship to data lines which generally follow the data wiring.

Data communication needs in a modern library are complex and integral to the services of the library. A separate sheet showing the data distribution system and layout is required. This sheet must mesh with the electrical specifications. A data communications consultant who specializes in libraries is recommended to coordinate specifications with the library, the interior designer and the architect for contract installation. This is an area that changes rapidly. It is the intention of the library to require a versatile system that can be changed and expanded as technology needs for data, power, and other types of transmissions change and evolve rapidly. Items listed are as a guideline: ground all outlets; provide a 20 amp circuit for every four computers and printers, provide a separate 20 amp circuit for telecommunications equipment with separate duplex receptacles; surge suppressors meeting current library specifications should be provided in built-in counters and as a part of tables; surge protectors with multiple devices must be

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provided for all electronic units and computers, computer study carrels, and desks. Placement of electrical, data, and telephone outlets must be coordinated with the library's furniture schedule, since these elements can be incorporated into furniture. This information must be stated on the building plans.

The telecommunications room must have an uninterrupted power supply (UPS), multiple devices for a rack mounted file application server that will be installed for file sharing and networked databases; a wood backboard should be mounted for telecommunications equipment; electrical connections should be at least a foot away from DMARC; the electric panel in the closet shall include one separate 100 amp circuit and a battery backup for the telephone system; a voice line jack. Data and electrical lines are not to be placed in the same conduit.

Data conduits are to be provided for multiple terminals in the reference collection and seating area which is planned to have five technology workstations; the "computer learning lab," will have eight technology workstations for public use and one laptop for staff use; the teen and children's areas which will each have two laptops; the circulation desk which will have access to two computers and two high speed printers; the reference desk which will have access to one computer and a printer; the public meeting room will need to accommodate plug in capability to the library's network for 20 laptops for the public and one laptop for staff with networked access to the high speed printers at the circulation desk; group and individual study areas must have wireless access to the Internet for laptops owned by the public; staff work areas and desks will all have computers on their desks with printers and networked access to the high speed printer at the circulation desk.

Final placement will depend on furniture and equipment layout. For all public and staff terminals, cables and wires must be stored out of view with cable management or some other method.

Fiber cabling was considered, however it is not cost effective to do so, nor does it contribute to the network speed with the SJVLS telecommunication's long range plan.

Appropriate wiring and jacks must be installed for microphone connections in the public meeting room for wireless microphones, and for stand up and table microphones at the front of the room and in several areas around the room.

Computer conduits and telephone access must be available to all current and potential work areas as well as in public use areas.

The cabling will be designed to accommodate the number of planned staff and public networked computer workstations with networked printers, laptops, copiers, fax, audio-visual technology workstations, bar code readers for staff, dial up access from one's home or business, and access to various distance learning centers to facilitate correspondence study. The laptops must have the availability of networking with the networked printers.

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Telephone system access will be provided to all staff workstations and service desks for each staff person at a location and in the public meeting room and kitchen. A telephone central station will be specified and if possible the phone system will be connected to the County of Kern's centrex system. All outlets used by staff should have an intercom capability. Twelve phones are needed throughout the library and one pay telephone is needed in the lobby entrance. Eight to ten multiple lines are needed for intercoms, utility control, fax machines, the public telephone in the lobby outside the security gates and near the public restroom area and within sight of the circulation desk, and for security (Sonitrol), to name a few. The Library will also explore the feasibility of using at least two cordless telephones for use in and around the building and at the circulation and reference desks. The mountain terrain has many reception problems so testing will be essential. Provide a telephone answering machine and voice mail. The public telephone should be in a well-lighted observable area by staff to reduce vandalism. The numbers of lines, location of equipment, answering of in-coming calls, and other matters will require staff involvement. The availability of complex and sophisticated telephone systems must be provided for whatever configuration is desired and appropriate interface equipment must be provided. Telecommunication equipment must be installed in an air-conditioned area not subject to electromagnetic interference such as the microwave towers on Frazier Mountain and on Mt. Abel and the wiring must be protected from mice.

The telecommunications closet and computer services closet must be properly designed.

Furniture and equipment will be provided with wire management and designed to be used with computers and connected to the telecommunications infrastructure in the room on the first floor.

A public address system is an essential part of the library's communication equipment. It will be used to provide a channel for emergency messages or announcements and for clearing the building of users at the close of each day. Speakers should be located in all parts of the building including in the restrooms with individual room controls from staff and public workstations as well as microphone input. The emergency warning system should include light for the hearing impaired.

The building must be designed to handle the planned enhancements to the new facility as well as future changes.

Power is also needed for the illumination of artwork, photos, exhibits, and displays with appropriate lighting fixtures for each media type which will require the involvement of the art committee, for fire code requirements and for General Services' remote control of heating and cooling. (See also section on Artwork and Displays below). Dimmer switches must be accessible to staff only and be located in an area where one can see the art work and have access to the switch to control the desired light.

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#### **Security Systems and Fire Safety**

Malicious vandalism, including fires, has become an increasing hazard in libraries. The building must have adequate protection. A fire-rated book drop closet with a heat and smoke detection alarm system is required. In addition, other fire detection systems, including heat and smoke detectors, must be used throughout the facility. Also, the alarm system must be connected directly to the fire department for immediate response. (NFPA 72C-1986).

Alarm systems must be located with consideration given to furnishings and shelving layout to meet code. Zoned overhead sprinkling systems are required throughout the building per code, including the Book Drop Closet. Potential water damage to books can be mitigated by immediate freeze-drying of the collection.

Fire extinguisher/hose cabinets, alarm control panels, sprinkler valve systems, and other elements which require regular inspection and/or periodic testing should be placed where they are easily accessible to authorized personnel without disrupting library activities or becoming an attractive nuisance to library users. Fire extinguishers should contain ammonium phosphate powder or whatever more current chemical is required. All fire suppression equipment must meet local and State building codes including the signaling system. The location of these systems should be planned early in the design development with the local fire department and coordinated with the overall shelving, furnishing, fire sprinklers, art and equipment plan. All fire equipment and sprinklers are to be shown on elevations in order to avoid conflict.

To reduce opportunities for break-ins after hours, an exterior and interior night lighting system should be provided as well as a security alarm system. Exterior lights must be tamper proof, illuminating vulnerable areas. The overall system should detect unauthorized entry and movement within the building when closed. Kern County Library currently contracts with Sonitrol Security Systems for installation and service. Separately zoned areas should be provided for the meeting room off the lobby and public entry, and for the rest of the library.

A book theft detection security gates system at the interior entry/exit of the library must be installed at the entry/exit adjacent to the circulation desk. A minimum of three separate gates to allow one person to enter and one to exit simultaneously is needed. A people counter also needs to be installed in conjunction with these gates. Currently, the Kern County Library uses Checkpoint security. It is important to incorporate this system into the interior design of the facility in order to minimize its obtrusiveness to the users and to arrange for the electrical installations needed. A limited number of vendors are available to design this system. Vendors must be consulted to insure correct placement of power and to insure ADA access. A pass around area should be designed if needed for audio-visual materials and for individuals with mechanical implants. Surface mounted wiring or carpet runners will not be permitted for the Checkpoint installation.

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### Building Program

Emergency exits must be well marked and visible from the public service desks. They should be equipped with crash bar alarms. Panic hardware is to be used with an electrically operated alarm which can be turned off easily. Strobe exit lights.

The staff entrance should have a key-pad security lock with locks with keys, or similar technology that enables the door to remain locked, yet provide access to the building for designated staff. All valuable moveable equipment should be secured to stands, tables, and desks with security hardware.

#### **Signage**

Attractive visual graphics or signs should be incorporated as an integral part of the building's architectural and interior design. Signing should be worked out with the layout of service areas so as to emphasize and reinforce to the public user the logical arrangement of functions and spaces within the interior. Well-planned graphics quickly perform people-to-place functions such as direction, identification, information/orientation, regulatory and warning/restrictions. Large signs designating major areas or divisions of the library, shelving signs for location of materials, display signs for location of special collections, emergency exit signs, fire alarms, restroom signs, exterior and interior signage be consistent with the general design principles in the libris design website for sign systems, and current code requirements for electrical, fire, and the Americans for Disabilities Act.

All graphics should be designed to work effectively with the lighting scheme. If neon is used in the library, such as in the children's or young adult areas or the computer learning lab, special care needs to be given to its electrical and fire code requirements.

Classification number identification and other signs identifying the subject or genre each shelving area should be attractive yet easily modified by staff without losing its graphic integrity. All signage throughout the building should be able to be modified by library staff with minimum expense and effort consistent with the library's graphic equipment to cut vinyl letters and numbers, or to modify them using other technology or contract services. Since sign systems change all the time in libraries, modifications should be available in the areas of color, letter style, materials, enclosures/frames and mounting. Of primary importance is the mechanics of the graphic system, such as the layout, panel grid proportion, letter/line/work spacing and type size.

Special signage should be designed for holiday closing announcements. An easily changeable events signboard and a building diagram should be part of the main entrance design. Emergency signage indicating exits and a building diagram should also be displayed. A sign indicating hours of operation must be visible from the library's parking lot near the entrance to the building. A special donor wall will also be designated in a prominent location to acknowledge significant contributions to the library.

## Kern County Library, Frazier Park Branch

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### Building Program

The exterior monument sign should be perpendicular to the street, and made of native stone with irregular edges (about 6' high and 8' wide) and engraved with the words "Welcome to the Kern County Library, Frazier Park Branch," in a lettering size that can be seen 150' away. The sign shall be lighted with tamper-proof lighting and lighting fixtures. The name of the library shall also be installed on the east and north sides of the building, shall be well lighted, designed with appropriate architectural character, and the north facing sign should be visible from Frazier Mountain Park Road.

If the County Roads Department and Cal Trans grants permits, highway directional signs with the words "Library," the Uniform highway logo for library, and a directional arrow, will be installed at the intersections of Frazier Mountain Park Road and Monterey Trail and on Park Road directing users to the location of the library.

The building plaque needs to be of a durable material such as bronze. All graphics, exact working and signage must be carefully worked out in consultation with Library and General Services staff.

### **Audio-visual Systems**

The nearest community colleges, bookstores and theatres are over 60 miles away from this isolated mountain community. Therefore, distance learning via the Internet is an important service for continuing education for adults, teachers, students and home school students for such activities as advanced placement courses, traffic school online, university and college courses, SAT testing, and more. Additionally, public performances such as storytelling, and cultural, informational, historical, recreational and theatre programming is also very important to this community.

A variety of audio-visual equipment is needed to support public need in the meeting room for a variety of meetings and conferences. The library is planned with a state-of-the-art lectern on wheels. Various types of microphones will be available along with a built-in motorized projection screen, controllable with remote control and from a wall switch located at the rear of the meeting room. This type of screen is needed and planned for the "learning lab" as well. An overhead data projector is planned with remote access via a computer, CPU and with drives for floppies, video tapes, DVD's, CD'Rom's, audio cassettes, overhead foils, 35 and 16 mm film, and sound system control. Also, with LCD/DLP projectors and appropriate software, the library will be able to easily access the Library's network, a satellite downlink for distance learning, the Internet, and via the Internet, share databases and other consortia databases with the local school district from a central location or from the "Learning Lab" as part of the joint venture agreement for information literacy classes, and for other classes as needed and requested by the community. A video, flat panel plasma display, portable AV equipment including a slide and opaque projector, and a portable cassette player are planned as well. ADA assistive devices and equipment will be provided as recommended by the Independent Living Center

## Kern County Library, Frazier Park Branch

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### Building Program

and the Kern Assistive Technology Center in Bakersfield, the later being a consortium of several school districts and the Kern County Superintendent of Schools. A portable stage, if needed at times, will be borrowed from the school district if available, or rented from a firm in Bakersfield. Twenty laptops with a mouse, and assistive technology, are planned for computer literacy training in this meeting room, for remote training in the community, and an additional laptop for the trainer will be provided with remote in-house access for ease of operation.

It is desired that the audio-visual systems be located in a locked and separate storage room near the rear of the meeting room on a portable audio-visual cart for usage in other areas of the library if needed. This storage is separate from the storage needed for the meeting room tables and chairs and dollies for both.

An audio-visual center is planned near the reference desk with a large 19" computer and flat screen LCD monitor with a CPU and drives for various media types for listening/viewing equipment dependent upon what is state-of-the-art at the time of purchasing. One of two audio-visual carrels will have assistive listening and viewing technology to comply with the American for Disabilities Act.

The audio-visual area of this branch will be visible, welcoming, and easily accessible from the front entrance. The audio-visual displays and listening/viewing equipment and technology carrels will place audiovisuals as a prominent service component of the branch and establish its collection as a viable source of education, cultural entertainment, recreation and information. Headphones will be provided for individual and group listening.

A stereo public address system with surround-sound should be installed with speakers located in all areas of the building along with the ability to zone the system for the public meeting room only. The system should be designed to allow independent access to the sound system for the staff to page people and for independent use in the meeting room. Alternately, the phone system may be used for the paging system but the surround sound at a minimum will be installed in the public meeting room. Other options may be considered given changes in technology.

### **Visual Supervision**

Good visibility (yet intimate feeling spaces) not only gives staff a feeling of supervision (and the public a feeling of safety) but it also can make it easier for the public to understand the layout of the building and the location of materials. Directions are easy to give because most sections are visible from any point.

The library's design should promote a general feeling of visual control from staff; however, the public should only generally sense the control without it dominating the experience. It is very important that most, if not all, areas of the branch be visible from the circulation and reference desks. Supervision can be supported through the careful layout of furniture and equipment as it relates to the circulation desk, reference desk, delivery entrance, and the public entrance/exits.

## Kern County Library, Frazier Park Branch

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### Building Program

One main public entrance should immediately relate to the staff at the public service desks. Emergency exits must also be visible by staff in their normal areas. Visual control should be strong in potentially troublesome areas such as the entrance to public restrooms. Convex mirrors are planned in several areas to maximize visual supervision.

#### Water

The water in Frazier Park is not filtered. It is very hard and at times has been known at times to be contaminated with high bacteria counts due to pipe leakage. Because of this situation, an electronic water softener and reverse osmosis system should be installed to filter all drinking water in the building.

#### Doors

Provide either accessible doors or an accessible door opener to meet ADA requirements. Staff will also assist people who have difficulty with doors, if they are heavy, and help all users in need who are often leaving or entering carrying books. Doors should be equipped with a high quality closing mechanism to keep noise levels at a minimum, and allow easy exit and entry. Wood entrance doors with square glass inserts and a horizontal band of wood in the middle where people push is desired in concert with the architectural design.

#### Clocks

While it preferred to have electric clocks throughout the building, a more energy efficient system such as battery operated clocks should be considered. In either case, the clocks must be visible from every major public and staff work area. They must be easy to read and accessible for changing the time, and if electric, the time must be changed all at once from one location.

#### Artwork & Display Areas

Imagine walking into a nature preserve. View wildlife, birds, mountain vistas, cascading water from fountains, native American Indian art, homey quilts, children's art, plein air art, an illuminated clerestory which embraces the community as they walk in the door of the library with archival photos from their past and present, with pictographs and pictures of petroglyphs from the area, and rock art.

The community selected an art theme which embraces elements of nature and of things native to this mountainous area.

Opportunities will exist for permanent and rotating community displays/ exhibits of artwork, historical exhibits, library displays and other educational topics.

The Ridge Route Community Museum, the Fort Tejon State Historical Park, numerous artists from the community, and children would like to exhibit and display works of art, historical artifacts, and other special collections. For these purposes, selected areas will be designated for

## Kern County Library, Frazier Park Branch

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### Building Program

permanent art, and for rotating exhibits/displays. Three built-in wall exhibits/display cases are needed with internal illumination, two in the lobby and one adjacent to the Friend's book sale space or in the children's library. The cases should have a depth of 18" and have several moveable shelves for displaying books, artifacts and regalia. Inconspicuous rails to hang art are needed on two side walls in the community meeting room, and on other walls as specified in the space descriptions section of Libris Design. These areas will be further defined at the time of design development. Art rails should be easily accessible and suitable for hanging various sizes of artwork

Tracking lighting, wall washers, and other types of appropriate lighting, must be installed for all art and display areas. It is recommended that the architect retain a lighting designer for this purpose.

Most permanent works of art are to be selected by the art committee comprised of the Director of Libraries, a member of the Kern County Library Foundation's Art Committee and Kristie Coons, Community and Support Services Librarian.

Dorene and Glenn Settle, owners of the Tropico Gold Mine in Rosamond, have already donated one work of art. They contributed a pictograph, a replica of a petroglyph from the Pleitas Canyon north of the Cuddy Valley area west of Frazier Park in the Los Padres National Forest (made of eroded rock and sand; the blue and earth tones are from the original colors and it was designed by the late Charles LaMonk of Lancaster. His works are also collected by the Los Angeles County Museum of Art and other art museums. Mr. Monk is renowned for his paintings of Indians, and for his contributions to archaeology and art in preserving the Pictographs and Petroglyphs of the American Indians. This work needs some restoration and new framing.

Other paintings will be commissioned to local and regional artists. One such noted local artist is Roberta Jean Owen, a plein air impressionist painter. A bronze sculpture is being considered by Gary Price from Utah, and others by other noted sculptors for inclusion in the public entrance to the library and/or the garden areas. Other artists as yet to be selected by the art committee will also be considered for commissions.



**Condor**

The children of this community desire a sculpture of a baby doe, bird or of other wildlife from the area and possibly a hanging mobile of other native wildlife in the children's area. Adults would like paintings of mountain scenes, native wildlife, stained glass of a condor or other bird and/or against the background of the mountains with a sunrise or sunset, a quilt from the Pine Mountain Club Scrappers, native American art, pictographs, pictures of petroglyphs, historical photos, a photo exhibit displaying "Shades of California – Shades of the Hill" built into a clerestory and properly illuminated and consistent with the intent of the original California State Library grant for this community several

## Kern County Library, Frazier Park Branch

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### Building Program

years ago. All art/displays will be appropriately acknowledged and have appropriate signage identifying each work of art. Displays and exhibits are best located in an area through which everyone will have to pass, and therefore where everyone will see them, except for in the children's area. The displays can make the entrance to the library one of the most inviting, cheerful, colorful, and dynamic areas of the building.

Marketing the library services, resources and collections is important to library users. Knowledge of resources promotes use. Slat wall display space with clear plexiglass on the end of shelving units and in other public entry areas should be provided for library and community announcements, displays, flyers, posters, brochures, income tax form display in the copy room, and free publications. Flexible displays are needed with built-in lockable storage for a variety of different sizes of materials in the lobby of the library. Also, the public service desks, audio-visual, children's area, computer/homework training lab, and new book and theme display areas also need various sizes of plexi-glass holders or slat wall type holders for displaying flyers, signage and announcements.

### **Layout of Furniture and Equipment**

This will be accomplished by the interior designer together with the library staff and the architectural team during the design development phase of the project in accordance with the building program and space descriptions. The interior designer is an integral part of the design architectural team. The shelving specifics such as the number, size, and type of shelves, furnishings, equipment, and built-ins will be worked out in conjunction with the aforementioned individuals.

### **Parking**

Parking will meet county requirements for the number of stalls, but no less than a minimum of 38 per the conditional use permit including two handicapped access spaces per code. The design needs to accommodate easy snow removal by the County. One customer suggested a parking space for a golf cart because several residents have these in Frazier Park and use them to drive around town. This is important as seniors sometimes lose their licenses due to various health problems and they do not need to have a license to use a cart in many areas of Frazier Park because the majority of the roads are not dedicated county roads. Access to the parking area should be carefully worked out to maximize pedestrian safety. The community desires a passenger drop-off zone for the county transit van or for pickup by private vehicles, and parking should be visibly and directly linked to the library entry. Two parking stalls near the staff entrance should also be conveniently reserved for a 14' step-van delivery truck for library deliveries, a County maintenance van or other County vehicles. Since many users may arrive on bikes, skateboards, scooter, and by in-line skates, a suitable number of racks for securing these must be provided. If retaining walls and fencing are needed, native stone walls are desired by the community and consistent with the signage program approved by the "*Mountain Communities Chamber of Commerce*" and the "*Town Council*."

## Kern County Library, Frazier Park Branch

### Building Program

#### Preliminary Project Budget

1)	New Construction.....	>	\$	2,124,036	\$
2)	Remodeling Construction.....	>	\$	0	\$
3)	Contingency.....	>	\$	212,404	\$
4)	Appraised Value of Building.....	>	\$	0	\$
5)	Appraised Value of Land.....	>	\$	129,000	\$
6)	Site Development.....	>	\$	840,300	\$
7)	Site Demolition.....	>	\$	5,000	\$
8)	Site Permits & Fees.....	>	\$	17,000	\$
9)	Site Option to Purchase Agreement.....	>	\$	0	\$
10)	Furnishings & Equipment Costs.....	>	\$	1,200,000	\$
11)	Signage.....	>	\$	25,000	\$
12)	Architectural & Engineering Costs.....	>	\$	325,000	\$
13)	Construction Cost Estimator Fees.....	>	\$	25,000	\$
14)	Interior Designer Fees.....	>	\$	60,000	\$
15)	Geotechnical/Geohazard Reports.....	>	\$	9,814	\$
16)	Hazardous Materials Consultant Fees.....	>	\$	0	\$
17)	Energy Audit, Structural Engineering, Feasibility & ADA Studies.....	>	\$	20,000	\$
18)	Library Consultant Fee.....	>	\$	0	\$
19)	Construction Project Management.....	>	\$	92,000	\$
20)	Other Professional Fees.....	>	\$	120,000	\$
21)	Local Project Administration Costs.....	>	\$		\$
22)	Works of Art.....	>	\$		\$
23)	Relocation Costs & Moving Costs.....	>	\$		\$
24)	Acquisition of Library Materials.....	>	\$		\$

## Kern County Library, Frazier Park Branch

### Building Program

25)	Other (Specify): <u>Equipment and Supplies</u>	> \$	\$
26)	Other (Specify): <u>Clerestory photo archival exhibit - Shades of CA</u>	> \$	\$
27)	Other (Specify): _____	> \$	\$
<b>28)</b>	<b>TOTAL PROJECT COSTS:</b> .....	<b>&gt; \$</b>	<b>5,204,554 \$</b>
29)	State Matching Funds (65% of Line 28 <sup>1</sup> Eligible Costs).....	>	\$ 3,382,960
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$ 1,821,594
	<i>[Must also equal the total of Lines 31 - 35]</i>		
	<b>Sources of Local Matching Funds:</b>		
	31) City.....	>	\$
	32) County.....	>	\$ 1,821,594
	33) Special District.....	>	\$
	34) Private.....	>	\$
	35) Other (Specify): _____	>	\$
36)	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$ 163,844
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$ 1,657,750
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$ 420,000
<b>39)</b>	<b>TOTAL PROJECT INCOME:</b> [Add Lines 29, 30, and 38].....	<b>&gt;</b>	<b>\$ 5,624,554</b>

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of t