

- 4 = Outstanding
- 3 = Very Good
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- 1 = Limitations
- 0 = Serious Limitations

EVALUATION FORM Hesperia Branch Library 2033

Overall Rating

4

Ratings Summary

<i>BOND ACT CRITERIA</i>	<i>RATING</i>	
Urban and Rural		See Map
Population Growth		564%
Age and Condition	4	
Needs of residents/response of proposed project to needs	3	
Plan of service integrates appropriate technology	4	
Appropriateness of site	4	
Financial capacity (new libraries only)		yes

Non-Evaluative Comments

<p>Library services are currently provided by the San Bernardino Library from a leased facility. According to the Bond Act Regulations (Title 5, Division 2, Chapter 3, Article 1), a leased facility is considered to be an existing library if the lease has a total duration of not less than 20 years.</p>
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Project Summary

<i>Applicant:</i>	Hesperia, City of
<i>Library Jurisdiction:</i>	San Bernardino County Library
<i>Project Type/Priority:</i>	New Library/1
<i>Project Square Footage:</i>	20,000
<i>State Grant Request:</i>	\$4,239,931

EVALUATION FORM

Hesperia Branch Library 2033

Age and Condition of Existing Library

RATING

Regulatory Basis: 20440, Appendices 1 & 3

Age Rating

- 4 = No Existing Facility
- 4 = 1949 or older
- 3 = 1950-1959
- 2 = 1960-0964
- 1 = 1965-1974
- 0 = 1975-2003

Structural Renovation Rating

- 4 = No Renovation
- 4 = 1954 & earlier
- 3 = 1955-1962
- 2 = 1963-1972
- 1 = 1973-1978
- 0 = 1979-2003

4

4

N/A

- 4 = Extremely Poor Condition
- 3 = Poor condition
- 2 = Acceptable condition
- 1 = Good condition
- 0 = Very good condition

Condition of Existing Library

1. Structural
2. Lighting
3. Energy
4. Health & Safety
5. ADA
6. Acoustical
7. Flexibility
8. Spatial Relationships
9. Site Considerations

	R1	R2	R3
N/A			

Rating panel comments

Library construction date: No existing library.
Library renovation date:

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Hesperia Branch Library 2033

Needs and Response to Needs

Regulatory Basis: 20440 pp. 26, 27, 60-69

RATING

3

Community Library Needs Assessment

1. Methodology & community involvement.
2. Community analysis/community agencies & organizations, service area demographics
3. Analysis of service needs/consistency with demographics
4. Service limitations for existing facility (if applicable)
5. Space needs assessment
6. Executive summary includes description of K-12 student population and their needs

N/A

R1	R2	R3
3	3	3
2	2	2
3	4	3
3	3	3
2	2	2

Library Plan of Service

7. How well project responds to needs of residents
8. How well project responds to needs of K-12 students as expressed in Needs Assessment
9. How well mission, roles, goals, objectives, service indicators are documented
10. How well types of services are documented
11. How well types of K-12 services are documented
12. How project fits into jurisdiction-wide Plan of Service

R1	R2	R3
3	3	3
3	3	3
3	3	3
3	3	3
3	3	3
2	2	1

Library Building Program

13. How well Building Program implements Plan of Service.
14. How well Building Program documents general requirements for Library Building.
15. How well spatial relationships are described.
16. How well individual spaces are sized and described.

R1	R2	R3
3	3	3
4	4	3
4	4	4
4	4	4

Conceptual Plans

17. How well net-assignable SF on plan matches Building Program
18. How well non-assignable SF on plan matches Building Program
19. How well spatial relationships on plan match Building Program

R1	R2	R3
4	4	4
4	4	4
3	3	3

Joint Use Cooperative Agreement

20. How well roles & responsibilities are defined.
21. How clearly joint library services are described.
22. Appropriateness, adequacy, reasonableness of hours of service.
23. Appropriateness, adequacy, reasonableness of staffing/volunteers.
24. How well ownership issues are resolved
25. Appropriateness, adequacy, reasonableness of sources & uses of funding
26. Appropriateness, adequacy, reasonableness of review & modification process
27. How well agreement demonstrates a workable, mutually beneficial long-term partnership.

R1	R2	R3
3	3	3
3	3	3
3	3	3
3	2	3
2	2	2
3	2	3
2	2	2
3	3	3

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Hesperia Branch Library 2033

Rating Panel Comments

R1:

Needs Assessment:

The needs assessment process included a variety of methods of obtaining input from a broad range of the community. Analysis of the information gathered and the input from the residents was adequate, and might have been improved if open-ended questions had been used to obtain participants' input. (It seems unlikely that average residents would use the phrases, "shared electronic and telecommunication services", or "book selection."). Overall, the space needs assessment was highly effective and very well documented in terms of allocation and conversion factors. The total figures were well justified and based on a standard/guideline or solid planning.

Plan of Service:

There is very good correlation between the needs assessment and planned services. Services are well described and clear - should be a useful tool as staff begins implementation of the services.

Joint Use Agreement:

All direct funding will be provided by the county, but there is good reciprocity. The school district will provide 20 of the 40 PCs, library materials, and instructors for classes. The goals and objectives of the service plan are incorporated into the agreement, which adds to the clarity of purpose for the joint venture. There is conflicting language regarding the ownership of furniture that will be added to the library. There will be an annual review of the agreement.

Building Program:

An excellent general requirements section - thorough and well documented. Spatial relationships are exceptionally well detailed and documented, however a spatial diagram as well would have been helpful. The major question the reviewer has is why does the program call for the Children's Library to be adjacent to the Non-fiction collection? Individualized spaces are extremely well documented and appear to be appropriately sized.

Conceptual Plans:

Overall the conceptual plans match the net-assignable space extremely well. While the non-assignable space is not tabulated on the plan, a quick addition appears to show that the architect brought the project in with approximately 19% non-assignable space compared to the programs 23% goal. The spatial relationships on the conceptual plans appear to meet most all of the critical spatial relationships at the divisional level, however, it is impossible to tell if this is the case down to the spatial level since many of the individual spaces are not broken out on the plans.

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EVALUATION FORM

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R2:

Needs Assessment:

Varied methods, and they did attempt to reach most areas. Provided tallied results, so easy to see basis of conclusions. Analysis of governmental agencies was OK, community organization very limited, and demographic analysis was OK. Analysis of service needs included excellent conclusions, and the connections to the NA results were very well documented. The space needs assessment was well done, maybe a bit more documentation than necessary, but content is fine. The Executive Summary did not include much of K-12 population and their needs.

Plan of Service:

Plan was very good, generally, and was a good response to the needs assessment results. The goals, objectives, etc., section was also quite good. Types of services descriptions were well done, responsive, and clear. The jurisdiction-wide "fit" discussion had the same problem that the other San Bernardino County applications had: this presentation missed the mark .

Joint Use Agreement:

The school district is coming up with some contributions to this effort: laptops and staff for teaching several classes. Not a true, mutually-beneficial partnerships but some pretty good cooperation from all parties.

Building Program:

The Building Program is very good in describing the general requirements, spatial relationships between the individual spaces, and descriptions of the individual spaces. The bubble diagram is highly effective in communicating to the architect the spatial relationships and adjacencies.

Conceptual Plan:

The net and non-assignable square footage is extremely well done. They are highly effective in matching the Building Program. The net and non-assignable sq. ft. totals are not listed on the plan, however, the reviewer can calculate the non-assignable sq. ft. by adding the assignable sq. ft., and divide by the total sq. ft. provided in a note. The spatial relationships are well done in matching the Building Program requirements for the larger division areas, and the presentation with color made it easy to read. However, the larger areas are not divided into their respective smaller divisions, so the reviewer is unable to determine detailed spatial relationships.

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R3:

Needs Assessment:

A multi-faceted approach that included surveys, telephone surveys and focus groups with students in grades 6-12. A very good job at being inclusive and clearly identifying service needs. Demographic data (%) exceeds 100%.

Plan of Service:

Six specific service goals identified and these are based of findings in the needs assessment. Proposed services listed in needs assessment are included in addition to the more traditional types of services found in public libraries (i.e., pre-school story times). Have included a straightforward listing of proposed services; however, there has been little analysis of how those services relate or fit into the overall jurisdictional plan.

Joint Use Agreement:

The proposed agreement clearly identifies roles and responsibilities. The school district does initially provide some money for materials and computers, however there is no indication that district funding will be available for operational expenses. This agreement has a good chance of fostering a sound partnership.

Building program:

The building program is calling for a 20,000 gross square footage building for a population of 65,000 (89,000 population in 2020). While this improves the current per capita square footage level, it appears to be inadequate. The building is planned for an expansion of an additional 20,000 sq. ft. The general requirements section contains an excellent discussion of expansion considerations and planning. Lighting is well described, and noise control considerations are thoroughly discussed. With the exception of exterior book returns, there is no discussion of exterior requirements. Otherwise, this is a very thorough building program. Adjacencies are well described. Space sheets are very well done. Considers often-overlooked items such as storage of children's program materials.

Conceptual plans:

Drawing shows all spaces extremely close to program requirements, but rarely identical. It does not tabulate assignable square footage, etc., into totals, but by individual space. However, a total for assignable square footage and for gross square footage amounts are noted, as well as percent for non-assignable square footage. Remarkably, those totals are identical to the building program requirements. Sub-units within major areas are not shown on the drawings, so it cannot be determined if the building program requirements are fully met.

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EVALUATION FORM

Hesperia Branch Library 2033

Integration of Electronic Technologies

RATING

4

Regulatory Basis: p.68, 20440, Appendix 4

Integration of Electronic Technologies

1. Appropriateness of electronic technologies in Plan of Service, based on Needs Assessment
2. How well the integration of electronic technologies is documented in Plan of Service
3. How well the integration of electronic technologies is documented in the Building Program

R1	R2	R3
4	4	3
4	4	4
4	4	3

Rating Panel Comments

R1:

The need for the use of technology to provide library services is apparent throughout the planning documents, and the emphasis is on what solutions technology can provide for reader's advisory, information literacy, and access to information.

R2:

Detailed enough and appropriately responds to existing needs while building in reasonable flexibility for future technological advancements.

R3:

Very good relationship between proposed technologies, needs assessment, an excellent job in integrating technology into the Plan of Service.

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EVALUATION FORM

Hesperia Branch Library 2033

Site

RATING

4

Regulatory Basis: p.39, 20440, Appendix 1

Appropriateness of Site

1. Equal access for all residents in service area.
2. Accessibility via public transit.
3. Accessibility via pedestrian and bicycle.
4. Accessibility via automobile.
5. Adequacy of automobile parking.
6. Adequacy of bicycle parking.
7. Overall parking rationale.
8. Shared parking agreement (if applicable).
9. Visibility of site & proposed library building in service area
10. How well site fits community context & planning
11. Site selection process and summary.

R1	R2	R3
4	4	4
3	2	3
3	3	3
4	3	4
4	4	4
3	4	3
4	4	4

N/A

3	4	3
3	4	4
4	4	4

Site Description

12. Adequacy of size of site.
13. Appropriateness of site configuration
14. Appropriateness of site/surrounding area.
15. Appropriateness of site based on placement of building, parking, access roads, pathways, expansion and parking.

R1	R2	R3
4	4	4
4	3	3
3	3	3
4	3	3

Rating Panel Comments

Drainage issues: OK

Geotechnical issues: The site is in a Seismic Zone 4 and the closest fault is 8.5 kilometers away. The project is feasible and the site conditions do not significantly increase the cost of developing the site.

R1:

The proposed site is fairly centrally located in the service area. There is a man-made barrier (railroad) tracks that bisect the service area with only two streets that cross the tracks, fortunately one of them is main street which the library site is relatively near (600 ft). Main Street (35,764 vehicle / day) is a major arterial corridor through town on an east/west axis. The library site is on Seventh Ave which has 8,291 vehicles / day and is a secondary arterial road. Main street will ultimately be a 6 lane road, but currently is only 4 lanes with a turn lane. Seventh Ave. is proposed to have four lanes and a turning lane. The proposed site is adjacent to and part of a proposed governmental civic center complex. The library site is in the Hesperia Community Redevelopment Agency's Project Area No. 1 and is one of the first steps in an aggressive, long-term downtown revitalization plan. The site is close to fairly substantial retail development along Main Street. There are bicycle lanes on streets all around the site, but no designated bike paths currently exist on the site. There are 16 bicycle parking spaces near the front entrance of the building, but they do not appear to be sheltered. Hesperia Junior High is approximately 4,000 feet from the site. There are 94 parking spaces on site and 30 more spaces available on street and within 500' of the front door. There will be a substantial number (226) of additional parking spaces available once the civic center development is complete. The library will be quite visible in the community once the governmental complex is complete. There was a substantial site selection process including a Library Construction Advisory committee and consultants. There were screening criteria, focus groups a telephone survey and the criteria are even listed in the application. The conceptual plans show a plan to expand both the building in the future as well as the parking - excellent planning.

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R2:

Site will anchor the new Civic Center campus. Major County buildings are nearby. It is on an arterials, with direct I-10 access via Main St. one block away. There is one adjacent bus stop that provides hourly service; others are 1/4 mile or more distant and are also hourly. Paratransit is available. The campus is a hub for a buspool to San Bernardino, with stops along that route. Bicycle routes are all around, with more brought directly to the site. Pedestrian access is described as good, although no mention is made of sidewalks, curb ramps, etc., in the area. There is a nascent program to develop amenities to encourage pedestrians from nearby schools and senior residences, as well as from nearby restaurants, etc., in the redevelopment area.

The arterials provide ready auto access and have appropriate signaling. On-site parking well exceeds code, and there is ample additional parking nearby. Generous bicycle parking is planned. The library should be both visible and inspiring in its prominent location in the heart of the city. Site selection included focus groups and an advisory committee, as well as official stakeholders. Site selection were developed and criteria are appropriate. A final choice was made between two sites. The proximity to schools was a major factor in the final site determination. The site is about 4.5 times the ultimate building footprint, which is considerably more than adequate. Its near-square proportions create optimum flexibility of site organization.

R3:

The proposed site is central to the city service area and easily accessible from the surrounding areas. Public transit is very good with 8 stops within 1/4 mile and an additional one planned at the library itself. There are no designated bike lanes that afford immediate access to the site. automobile access is excellent from both Seventh and Juniper, with the former providing easy access to Main, the major east/west arterial connecting to I 15 to the west. Automobile parking is also excellent with 94 spaces on site/off street and an additional 30 off site/on street. Site plans show a good amount of space reserved for future parking and another large lot is planned for the planned city hall next door. The site is one block from Main Street and the building will face 7th across the parking lot. The library will serve as the focal point of a new downtown Civic Center with a new Government Center/City Hall to be built adjacent to the library. The site and plans provide space to more than double the size of the facility and its attendant parking in the future.

EVALUATION FORM
Hesperia Branch Library 2033

Financial Capacity

Regulatory Basis: Bond Act p. 5, Section 19998 (a) (7)

Rating Panel Comments:

Applicant has committed to the on-going operation of the completed library.