

# Scarsdale Public Library Renovation & Expansion Project

NOVEMBER 29, 2016

VILLAGE BOARD OF TRUSTEES COMMITTEE OF THE WHOLE

# Scarsdale Public Library Renovation & Expansion Project

*INTRODUCTION*

*MAYOR JONATHAN MARK*

# Scarsdale Public Library Renovation & Expansion Project

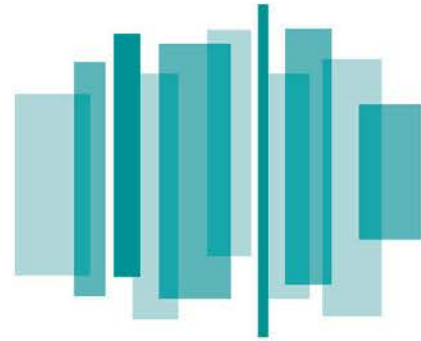
LIBRARY BOARD PROJECT UPDATE & DIRECTION

*TERRI SIMON, LIBRARY BOARD PRESIDENT*

An architectural sketch of a modern library interior. The space is characterized by large glass windows and doors, creating an open and bright atmosphere. Inside, there are bookshelves, tables, and several people engaged in various activities like reading and talking. The sketch uses fine lines and light shading to convey a sense of movement and community. The overall design is clean and functional.

# **SCARSDALE** PUBLIC LIBRARY

# **LIBRARY IMPROVEMENT PLAN**



# SCARSDALE PUBLIC LIBRARY

## OUR ACTIVITY FOR 2015



**263,732**  
LIBRARY VISITS



**27,862**  
PUBLIC COMPUTER  
**80,303**  
WIRELESS SESSIONS



**370,955**  
ITEMS CIRCULATED



**17,703 eBOOKS**  
downloaded



**17,244 PEOPLE**  
attended  
**489 LIBRARY**  
PROGRAMS



**TOTAL VALUE of Library**  
programs and services:  
**\$8,751,162**



For every village tax dollar invested  
**\$2.39 RETURN**  
**ON INVESTMENT**

These numbers come from the Library's State Division of Library Development annual statistical report. The Return on Investment is derived from dividing the amount of Village public funding into the total value of library programs and services.



# The Challenges of Our Building

- **The building does not comply with the Americans with Disabilities Act.**
  - The bathrooms are very difficult to navigate for anyone in a wheelchair.
  - Without an elevator, anyone with mobility issues cannot easily use the mezzanine or access the administrative offices.



# The Challenges of Our Building

- The Library's main room is built on a slab. Coupled with the room's 1970's wiring, it is nearly impossible to retrofit our space and keep up with the community's technology needs.



Our building has no basement below the slab making it nearly impossible to retrofit for technology.

# The Building is Not Adequate to Meet Community Demand

- Our two meeting rooms are booked to capacity.
  - The Library constantly turns community groups away who need a place to meet and has to limit our own popular programs.
- There is no small group areas for students or other groups



# The Building is Not Adequate to Meet Community Demand

- The children's room is too small for the amount of use it gets
  - Last year, more than 13,500 children attended 346 programs
  - There are times when we have to turn children away

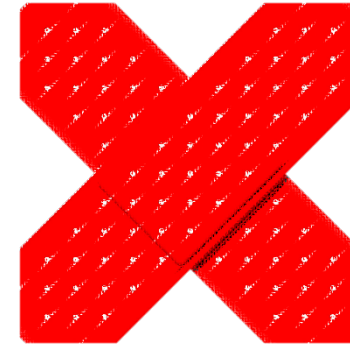




- Our teens have no dedicated space of their own.
- There is no comfortable, quiet reading space for working and retired adults

# The Library Already Needs Over \$4.5M in Repairs

- We cannot and should not take a “band aid” approach to improving the Library.
- We need a comprehensive approach that will provide the community with an innovative yet community-focused library for decades to come.





# SCARSDALE PUBLIC LIBRARY

# LIBRARY IMPROVEMENT PLAN

An opportunity for Scarsdale to  
come together and make a  
positive difference for all of us.



# Library Improvement Plan

- Together, We Can Create a Library for Our Future:
  - The Library's Improvement Plan enhances public space in order to improve your experience
  - **Renovating existing space and increasing our footprint by just 5,700 sq. ft.**



# Library Improvement Plan

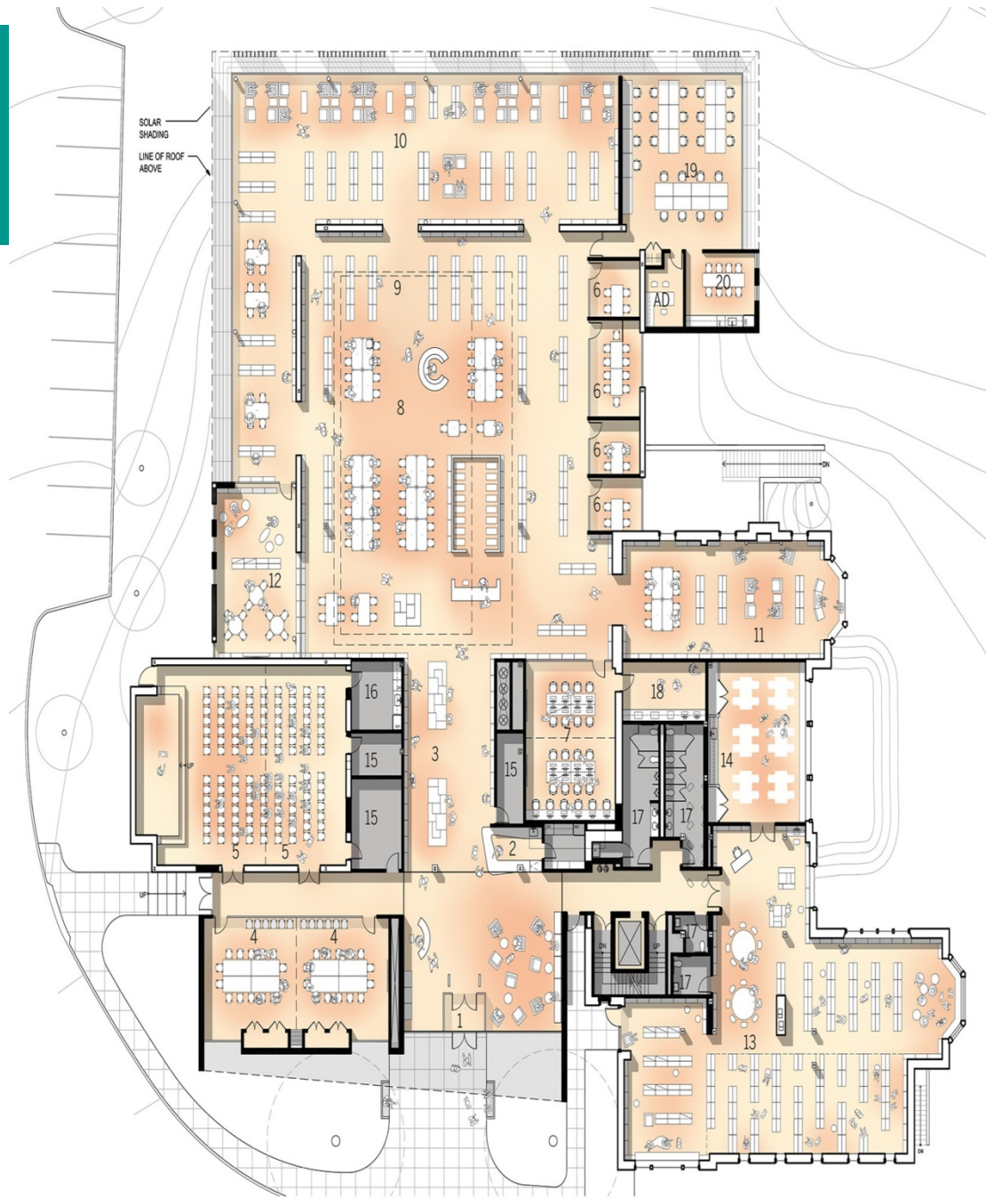
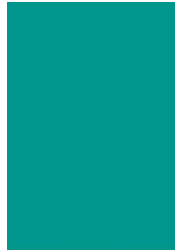
- ADA-compliant building with accessible restrooms, family facilities and an elevator
- Larger children's room with a dedicated children's program room
- Quiet, comfortable reading and work spaces
- Dedicated teen zone
- Technology suite and Maker Space



# Library Improvement Plan

- Two new multi-purpose meeting rooms to accommodate the needs of local community groups
- 4 small quiet study/meeting rooms
- Open stacks to house our full collection
- Friendly and open welcome area with a café and meet-up space



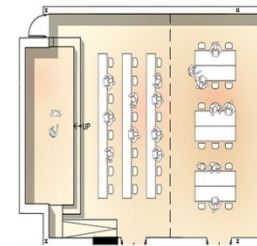


**Main Level**

1. Entry Vestibule
2. Cafe
3. Adult Browsing
4. Meeting Room
5. Scott Room
6. Group Study Room
7. Technology Suite
8. Main Collection Area
9. Reference Area
10. Reading Gallery
11. Quiet Reading Area
12. Young Adult
13. Children's Area
14. Children's Program Room
15. Storage
16. Kitchenette
17. Toilet
18. Home Office / Makers Room/Meeting Space
19. Staff Work Area
20. Kitchenette

- New Walls
- Existing Walls

**Alternate Scott Room Layout**



0' 4' 16' 32'

- This new active configuration will enable staff to circulate through public areas for one-to-one help and not be stuck at large, imposing desks



# Library Improvement Plan

- The Library Board heard the Community's and Village Board's feedback
- Cut \$3 million from the project—30% of the net municipal cost
- The total cost of the project is now \$17.9 million
- For homes in Scarsdale assessed at \$1.5M (the 2015 average residential property assessment), the cost of the Library's Improvement Plan would be \$137 a year--\$2.63 a week, less than a cup of coffee at Starbucks



# Library Improvement Plan

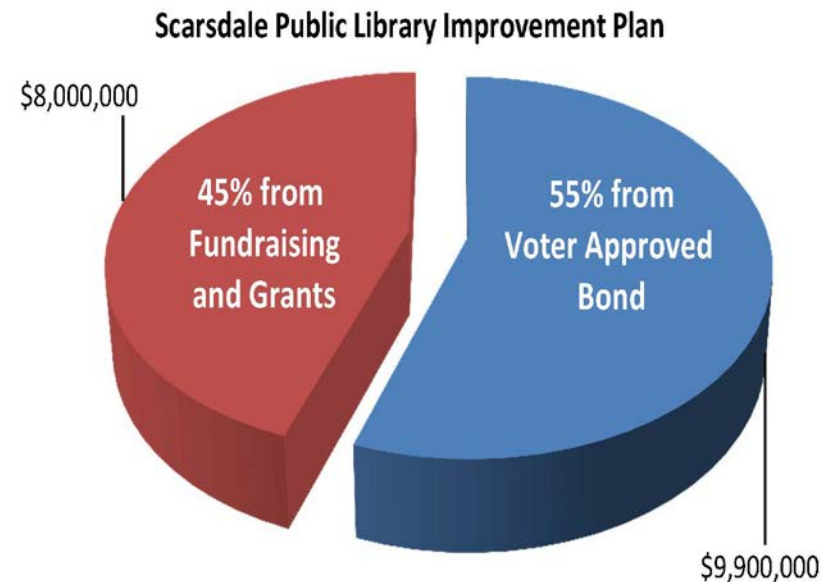
- The Library Improvement Plan is at the lower end of recent library construction project costs

Library	Funding Sources	Project Scope	Start Year Total	Square Footage	Cost Adjusted for Inflation	Adjusted Cost Per SF
Ossining	Bond/Grant	New Building	2004	44,000	\$22,527,022.01	\$511.98
Darien	Private/Sale of Bldg	New Building	2006	54,000	\$32,253,993.10	\$597.30
Mt. Kisco	Bond/Grants	New Building	2005	18,000	\$11,073,870.97	\$615.22
Greenburgh	Bond/Grants	Expand & Remodel	2005	42,000	\$27,684,677.41	\$659.16
Mamaroneck	Bond/Private/Grants	Expand & Reno	2008	33,000	\$24,702,016.59	\$748.55
<b>Scarsdale</b>	<b>Bond/Private/Grants</b>	<b>Expand &amp; Reno</b>	<b>2017</b>	<b>35,400</b>	<b>Real Cost: \$17.9M</b>	<b>Real Cost/SF: \$506.00</b>



# Library Improvement Plan

- The Library is committed to raising \$8M (45% of the cost) through grants and our capital campaign. We've got donors lined up and ready to commit as soon as the Village Board commits to a \$9.9 million bond



# Next Steps

- Over 550 people have added their names to an online petition in support of the project
  - The list continues to grow
- Village Board has the ability to chart the future of the Library
- For more information: [scarsdale.improveourlibrary.org](https://scarsdale.improveourlibrary.org)



# Scarsdale Public Library Renovation & Expansion Project

PROJECT STATUS

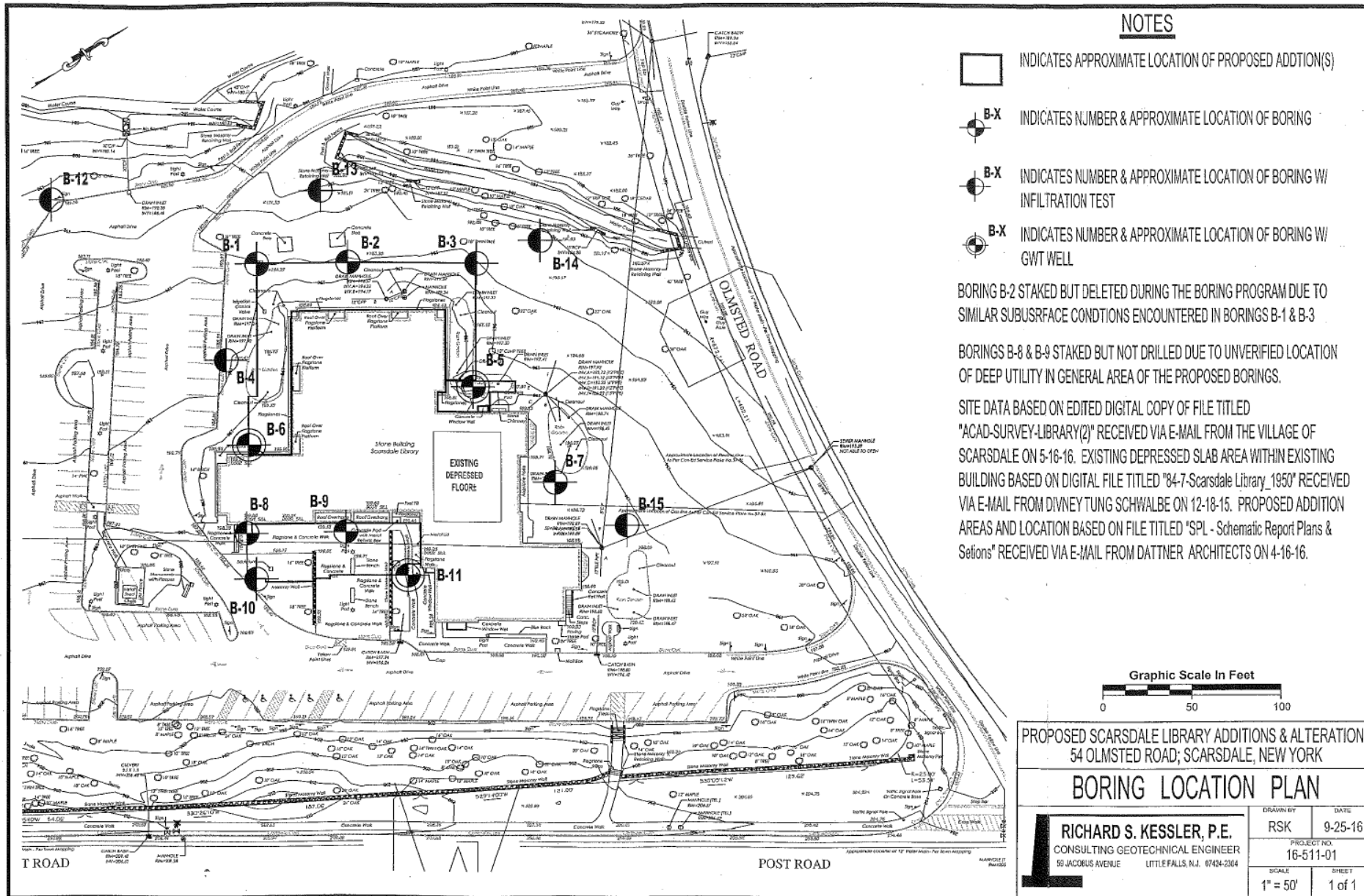
*STEPHEN PAPPALARDO, VILLAGE MANAGER*

# Scarsdale Public Library Renovation & Expansion Project





SOIL BORINGS AT THE LIBRARY

*RICHARD KESSLER, CONSULTING ENGINEER AND PAUL ZAICEK, VILLAGE PROJECTS DIRECTOR*

# SOIL BORINGS AT THE LIBRARY



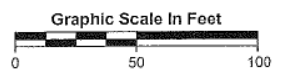
## NOTES

-  INDICATES APPROXIMATE LOCATION OF PROPOSED ADDITION(S)
-  B-X INDICATES NUMBER & APPROXIMATE LOCATION OF BORING
-  B-X INDICATES NUMBER & APPROXIMATE LOCATION OF BORING W/ INFILTRATION TEST
-  B-X INDICATES NUMBER & APPROXIMATE LOCATION OF BORING W/ GWT WELL

BORING B-2 STAKED BUT DELETED DURING THE BORING PROGRAM DUE TO SIMILAR SUBSURFACE CONDITIONS ENCOUNTERED IN BORINGS B-1 & B-3

BORINGS B-8 & B-9 STAKED BUT NOT DRILLED DUE TO UNVERIFIED LOCATION OF DEEP UTILITY IN GENERAL AREA OF THE PROPOSED BORINGS.

SITE DATA BASED ON EDITED DIGITAL COPY OF FILE TITLED "ACAD-SURVEY-LIBRARY(2)" RECEIVED VIA E-MAIL FROM THE VILLAGE OF SCARSDALE ON 5-16-16. EXISTING DEPRESSED SLAB AREA WITHIN EXISTING BUILDING BASED ON DIGITAL FILE TITLED "84-7-Scarsdale Library\_1950" RECEIVED VIA E-MAIL FROM DIVNEY TUNG SCHWALBE ON 12-18-15. PROPOSED ADDITION AREAS AND LOCATION BASED ON FILE TITLED "SPL - Schematic Report Plans & Sections" RECEIVED VIA E-MAIL FROM DATNER ARCHITECTS ON 4-16-16.



PROPOSED SCARSDALE LIBRARY ADDITIONS & ALTERATIONS  
54 OLMSTED ROAD, SCARSDALE, NEW YORK

## BORING LOCATION PLAN

<b>RICHARD S. KESSLER, P.E.</b> CONSULTING GEOTECHNICAL ENGINEER 59 JACOBUS AVENUE LITTLE FALLS, N.J. 07424-2304	DRAWN BY RSK	DATE 9-25-16
	PROJECT NO. 16-511-01	
	SCALE 1" = 50'	SHEET 1 of 1

# Scarsdale Public Library Renovation & Expansion Project

PARKING AND TRAFFIC STUDY

*ELIZABETH MARRINAN, VILLAGE PLANNER*

# Scarsdale Public Library Renovation & Expansion Project

ENVIRONMENTAL QUALITY REVIEW ACT REQUIREMENTS AND STATUS

*ELIZABETH MARRINAN, VILLAGE PLANNER*

# Scarsdale Public Library Renovation & Expansion Project

LIBRARY FUND RAISING EFFORTS INCLUDING NYS GRANT

*ELIZABETH BERMEL, LIBRARY DIRECTOR*

# Scarsdale Public Library Renovation & Expansion Project

VILLAGE DEBT SERVICE PRO FORMA

*MARY LOU MCCLURE, VILLAGE TREASURER*





# Scarsdale Public Library Renovation & Expansion Project

SPECIAL ELECTION & THE REFERENDUM

*WAYNE ESANNASON, VILLAGE ATTORNEY*

# Scarsdale Public Library Renovation & Expansion Project

QUESTION & ANSWER SESSION