

The Pearl River Reader

FROM THE DIRECTOR'S DESK- LIBRARY RENEWAL

Pearl River Public Library is eager to continue engaging with you, our neighbors and patrons, particularly those of you who have not yet participated in our Town Hall Meetings or heard about the Renewal Plan in our newsletter, website or social media.

That's why, in addition to this special newsletter, starting in November we will be hosting an informal weekly Chat at the Library. On Fridays, at 11AM, the Director will address ongoing concerns and answer every specific question that patrons may have.

We can provide all the details, numbers and history that have made our Renewal Plan absolutely necessary. In December, the Chats will take place during evening hours.

In addition to the weekly Chats outlined above, on December 1 and December 15 at 7PM, we will be holding dedicated public information sessions about the project. Library Board meetings are the fourth Monday of the month. Our next Library Board Meeting is November 23, 2020 at 7:15pm.

We understand that there are a lot of questions and concerns about our Library Renewal Plan and our proposed bond referendum, and we are committed to clarifying and providing accurate details about the project. This Plan is a multifaceted project with many important aspects of interest to our Pearl River community, and we know how important it is to provide all of our patrons with the facts and the most up-to-date information. There is currently no vote date set for the bond referendum.

This project has been a standing agenda item for two years now and, as always, the public is welcome to attend all our Board meetings. Every meeting agenda also includes opportunities for members of the public to ask questions and offer comments.

We welcome the submission of questions for us to address at our public meetings via email at renewal@pearlriverlibrary.org, via telephone at (845) 735-4084, or in person at the Library. Thank you for your interest in the Library Renewal Plan.

— Eugenia Schatoff,
Library Director

RENEWAL PROJECT FACTS

Your questions
answered starting on
Page 4.

CHAT WITH THE DIRECTOR & INFORMATION SESSIONS

November 6, 13, 20: 11AM Weekly Chat with Director

November 23, 2020: 7:15PM Library Board Meeting

December 1: 7PM Public Information Session

December 3, 10, 17: 7PM Weekly Chat with Director

December 15: 7PM Public Information Session

December 28, 2020: 7:15PM Library Board Meeting

Library Renewal Project

Though it may not always be visually apparent, our building is in serious trouble. What began two years ago as an exploratory assessment by a team of specialists, has become a growing list of alarming surprises. As engineers have recently concluded, our building is in need of much more than repairs and cosmetics. From its roof to its foundation, from its HVAC to its electrical system, our building is experiencing catastrophic failures and it is living on borrowed time.

It's been 34 years since we asked for a bond referendum for library improvements. And we've done a lot since then, becoming one of the busiest libraries in the county, a vital educational partner, and a meeting place for everyone from toddlers to senior citizens. We love providing the services that we do, and our staff is always ready. But our building can't last much longer. In fact, it's quickly becoming a money pit, requiring thousands of dollars every month for band-aid fixes that don't last and are not sustainable. Taking action now will stop the waste, save money in the long run, and be a sound investment in the future of the Pearl River community.

The Proposal

Following 24 months of careful planning, incorporating over 1,000 patron survey results, structural analysis by engineers, and collaboration with Butler Rowland Mays LLP, an architecture firm specializing in libraries, this proposal addresses:

1) Key Safety Concerns

- Upgrading failing infrastructure, including mechanical systems (HVAC), roof, floor, electrical components
- Installing a sprinkler system
- Ensuring ADA compliance

2) Additional Space

- Reconfigure and expand the parking lot by 300% to a total of 51 spaces
- Add full second floor
- Children's Room expansion
- Dedicated teen room
- More meeting, event and study rooms
- Flexible multi-use area
- More family and handicap accessible restrooms

Why does the current structure have to be torn down?

Our engineers informed us that, since the library was built in 1963, and even since it was last renovated in 1991, building code has significantly changed in New York State. The existing structure would not feasibly allow for the required modifications. Since allowable soil bearing pressure has been reduced, the number of footings that require replacement to support an elevated floor and roof is significantly increased.

For example, additional columns and footings would be needed to support any original walls from the 1963 building, such as the main wall of the Pearl River Room. Given the amount of selective demolition and reinforcing required to salvage existing columns and footings, it was determined to be more economical to remove all existing interior columns and footings, as well as portions of the exterior walls/columns/footings. What does all this mean to us, exactly? We can't build or rebuild on an inadequate foundation.

Example of current building with modified floorplan. View enlarged version on our website.

Red circled/outlined areas

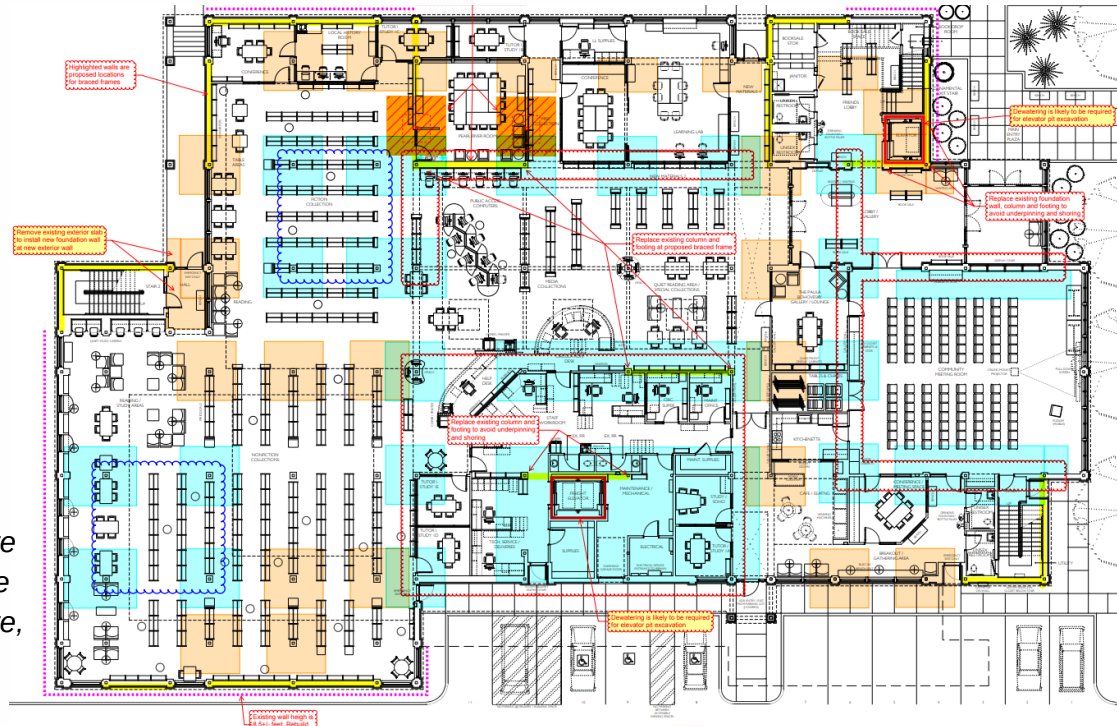
indicate existing columns and footings that are not adequate to support proposed loads.

Blue shaded and circled areas

indicate existing footings that are not adequate, and require slab removal to reinforce or replace footings.

Peach shaded areas indicate existing additional footings that are not adequate to support loads due to insufficient soil bearing pressure, and expected slab removal to reinforce or replace footings.

Purple dashes indicate walls that need to be completely rebuilt.



Specialists have also determined that our roof and mechanical systems require substantial renovation and replacement. Doing so would necessitate gutting the entire building, leaving not much standing once those two major systems are taken out. For this reason, replacing everything at once would be safer for staff and patrons, faster, and more cost effective.

In addition, because of its size and proximity to Franklin Avenue School and the downtown corridor, our building is on a very restricted site. We can not expand outward. Other possibilities were explored but ruled out as too costly: a new building on a new site, purchasing of property to rehab and renovate to suit. It became apparent that the best option would be expanding upwards, adding a *complete* second floor. Currently, our second floor is a mechanical space and attic.

A full second floor would not only give us more space for collections and programs, it would allow us to have a narrower footprint, and to address the parking issue that has come up repeatedly since the last work on the building was done 34 years ago. Building upward would be more energy and cost efficient.

In the course of exploring the second floor expansion option, we were required to have a detailed analysis of the subsoil conditions and the existing building structure. The analysis revealed that the foundation and the Cherry Brook/water running under the existing building are issues that would need to be addressed in the new plan in order to make the new building structurally sound.

What's Wrong with the Current Building?

You're spending \$9,300 a MONTH on Band-Aids!*

*Average spent in the last 18 months for repairs and rentals.



HVAC

MOBILE AC RENTAL

- Averages \$8000.00 per MONTH
- Increases utility costs
- Mobile AC is only as good as the existing ductwork it is connected to, which is inefficient



- Furnace from 1961
- Air handlers from 1963
- Boiler from 1963
- System intended for smaller building

ROOF

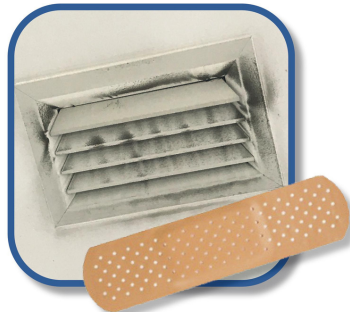


- Roof doesn't drain
- Improperly built
- Improperly resealed
- Water pooling, freezing, gathering
- No run off
- Frequently leaks, risking damage to holdings

BATHROOMS



- Not ADA Compliant
- Not family or wheelchair sized
- Limited heat
- No outside ventilation



DUCTWORK

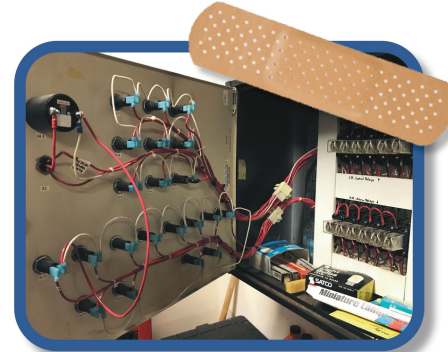
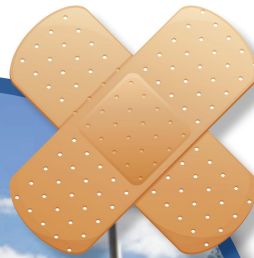
- Ventilation beyond repair & can't be cleaned.
- Decades old soundproofing material is fused to ductwork and disintegrating.



FLOORS

- Carpet often wet/damp
- Uninsulated/unpadded
- Buckling due to humidity as a result of failing AC
- Cracks in cement under-flooring

Engineering reports confirm less than 2 years left of life!



ELECTRICAL

- Old system does not support current technology needs
- Too few outlets, many broken
- Breakers overloaded
- Many lighting outlets not working
- No backup generator



Renewal Project Costs

How much will this cost taxpayers?

The annual household cost would be \$187 a year, or, for many homeowners, 51 cents a day. Taxpayers would be approving a not-to-exceed \$23.5 million project cost.

If approved, the \$187 annual cost to Taxpayers would not be seen until 2023. The length of the term of the bond is 30 years. Interest rates fluctuate daily.

Cost to homeowners?
about
51¢
a day!

Detailed Project Costs

Construction Costs with Contingencies Total: \$18,574,484

Building Construction Costs: \$11,697,444

Fire Sprinkler Construction Costs: \$294,448

Plumbing Construction Costs: \$588,896

HVAC Construction Costs: \$2,061,136

Electrical Construction Costs: \$1,682,560

Project Design, Construction, Escalation Contingencies :
\$2,250,000

Construction Related Soft Costs Total: \$5,248,285

Consultants, Project Manager, Asbestos & Hazmat, Borings, Legal Fees, Bond Counsel, Permits, Insurance, Moving Expenses, Rentals, Testing and Inspection, Furniture, Escalation Contingency

Total Projected Project Cost: \$23,822,769

Are you getting grants?
Are you fundraising?

The Library has earmarked \$322,769 toward the project.

We'll also embark on a targeted fundraising campaign, including seeking donors for naming rights.

We have secured a \$125,000 SAM grant to help fund our present and future building needs.

We will continue to actively pursue each and every grant possible, including NYS Library Construction grants - money that is specifically set aside to fund public Library construction projects.

In fact, since our new director has come aboard we've received more grants than ever before.

For 51 cents a day, you can help support us in creating a library that is capable of providing the community with the full range of services it requires.

We've been with you every step of the way!

Watching our children grow and learn,
Keeping our teens on track,
Providing resources for busy parents and adults,
Making sure our senior citizens
have a place to thrive together,



These are the values we see in Pearl River every day,
and these are the values we are committed to
supporting as we move forward together.



1940

1963



But our building can't keep up with the needs
of our community or the abilities of our staff.
Though the extent of it may not always be visibly
apparent, our infrastructure is failing, catastrophically.



Key Safety Concerns

Upgrade infrastructure, including
mechanical systems: HVAC, roof, floor,
electrical components
Install a sprinkler system as required
by fire code
Ensure ADA compliance

Additional Space & Parking

Add 51 parking spaces by reducing our
footprint, and, at the same time add a
second floor with an expanded Children's
Room, a dedicated Teen Room and
additional flexible spaces.

1992



Our Library Renewal Plan addresses all of the key issues our building is facing.
After 24 months of careful planning, we've incorporated
more than 1,000 survey results to meet community needs.

Updates for the 21st century

Expand our Learning Lab to allow for more
tech and STEAM classes
Add Study/Tutor and Conference Rooms
Add family friendly cafe/vending area
Add local history room

Why now?

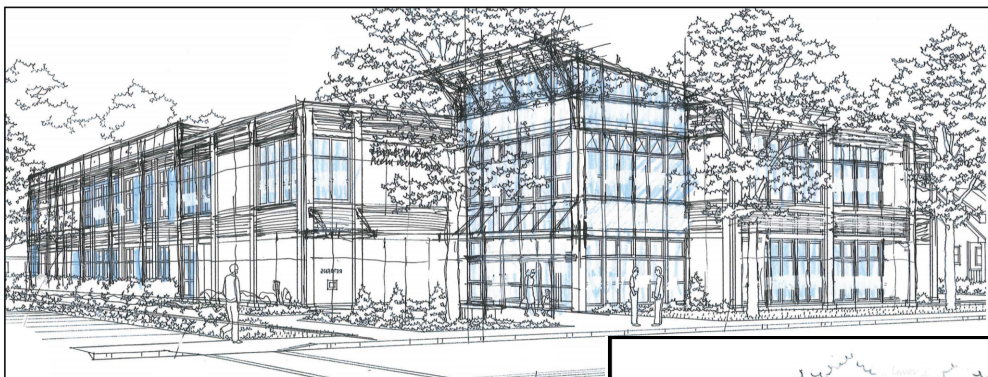
Our plan is in the proposal stage and it will not go forward without your approval. We've spent two years doing everything we can to get it ready and to get it right. Now we are ready to engage with you in information sessions and one-on-one chats to answer questions. There is no vote date set at this time. The project, as outlined, would not break ground until one year from voter approval, at the earliest.

However, we know that it is no longer financially responsible to continue treading water with a building that needs constant patchwork. The consultants all agree, our building is living on borrowed time and the situation has become unsustainable. Among other things, we will not have air conditioning next summer, and you can't run a toddlers' program or a yoga class for senior citizens without it. Like last summer, we will undoubtedly see roof leaks, electrical failures and intermittent closures. Like last summer, we will see buckling carpet and the hazard tape that goes along with it. The expensive band-aids are not the fix; they are taxpayer dollars going to waste.

Our Renewal Plan not only addresses all the challenges we face regularly now, and all of the underlying issues that became apparent during the assessment process, it also takes into account the changing role the library must fulfill as the educational, vocational and recreational needs of the community evolve with the times.

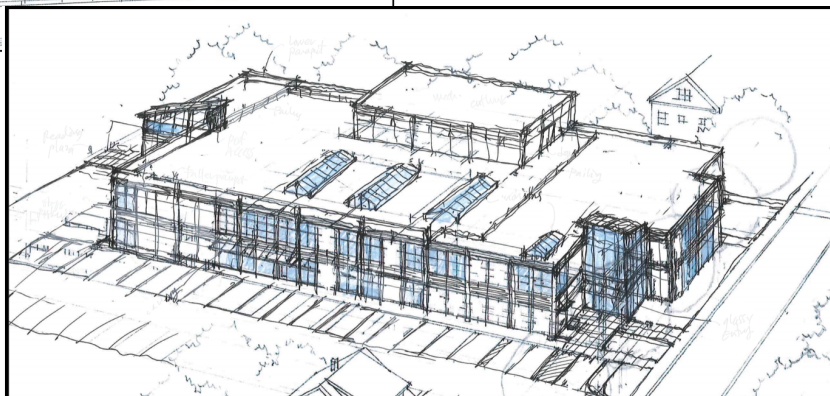
What is the renovated and expanded building proposed to look like?

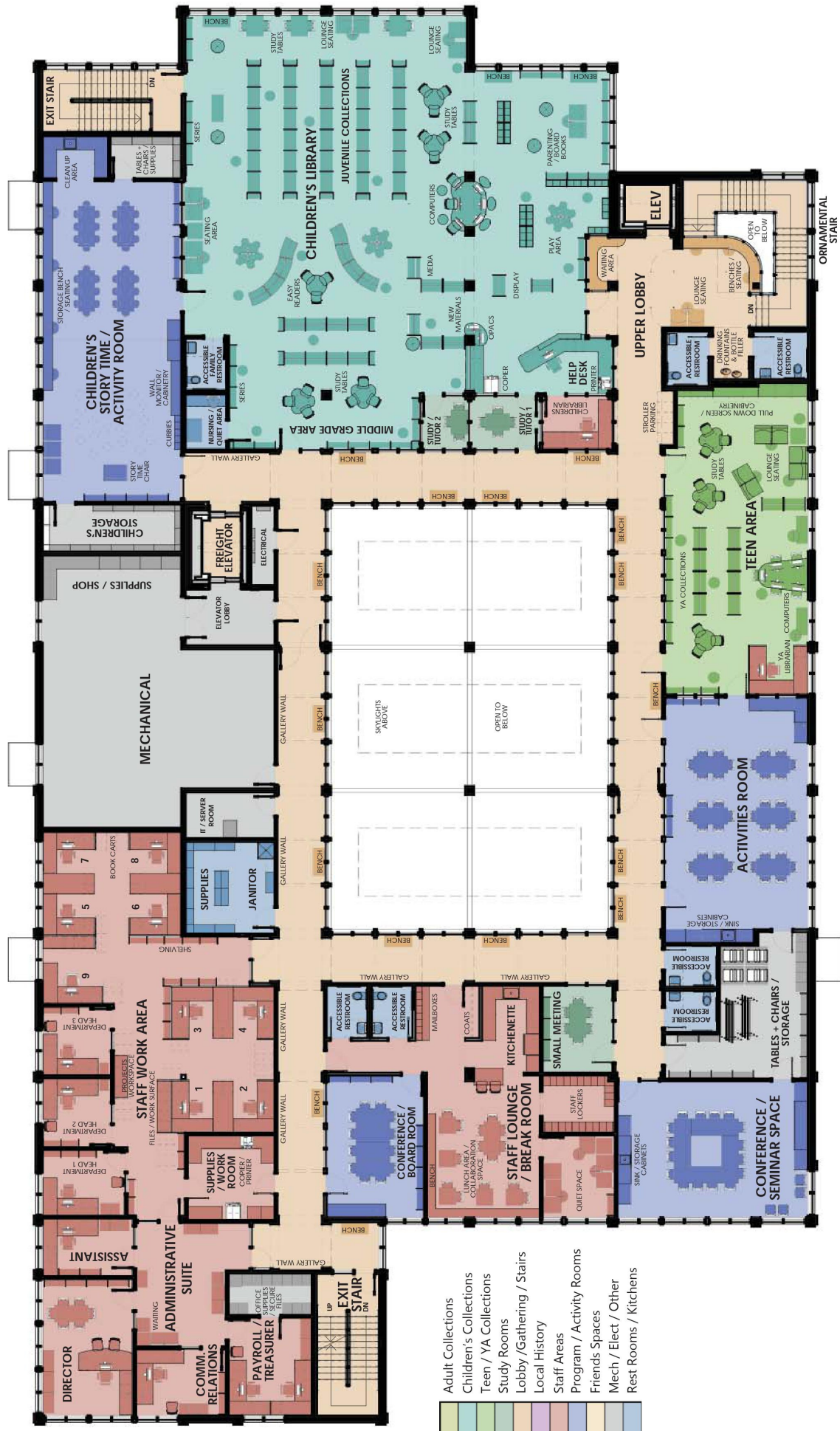
Until there is voter approval of the project, we will not have any building plans. However, here are two generalized concept drawings of what the building might look like (below), with conceptual renderings of potential floor plans on the following pages.



Built on a sound foundation, the new building would bring the library into compliance with safety and fire codes, and ADA accessibility laws, while also adding a range of family-friendly features the community asked for during Town Hall meetings.

Our proposal provides a parking lot with 51 spaces, a key concern of patrons during our information gathering process.





PRPL News & Updates

Tech Library

The Learning Lab at the Pearl River Public Library has now reimaged and expanded its services to include a brand new high-tech Lending Lab, debuting a variety of exciting tech items available for patrons of all ages to borrow. Most of these materials are available for 14-day checkouts.

Patrons have the option to checkout any of the following items:

- **Chromebooks** - for 3rd Grade to Adults: Great for school or work.
- **Edison Robots** - for all ages: A favorite with Lab patrons, this 2-robot kit makes a great take-home project for parents and kids.
- **WeDo 2.0 Robot** - a great intro for kids K-3: Drag and drop coding and large pieces for young learners. Works with an online app.
- **Sphero Bolt Robot** - 4th Grade to Teens: The Sphero Bolt responds to a group of smartphone apps, allowing users to try increasingly challenging coding projects and watch their code in action.
- **Telescope with Travel Backpack** - for all ages: The travel kit and smartphone photo-mount make the telescope great for on-the-go science learning and memory-making.
- **Snap-Circuits Kit** - STEM learning for ages 8 and up: An in-depth exploration of electronic components. Learn the basic principles of electronics. Include two project books and a student guide.
- **T-Mobile WiFi Hotspots**: Stay connected on the go! Available for 7-day checkouts.

Library Services

The new school year is in full swing and things are obviously different as we all navigate this new environment. The Pearl River Public Library has you covered with programs, events, and services to keep you and your kids active and engaged. Whether your kids are distance learning or you're going back to school (or work), Pearl River Public Library is here for all your educational needs:

- Online programs through Zoom, Facebook Live, and Google Meet
- Weekly Grab-and-Go crafts
- Museum passes
- Re-opened Art Gallery
- Free WiFi
- Public computer access and printing services
- Chromebooks loans
- WiFi Hotspot lending
- Fine-free borrowing
- Online access to resources like Lynda.com, Medici.TV, Hoopla, and Niche Academy



Please Remember...

...to wear a mask when you arrive to pick up your hold items. Our library staff will also be wearing protective gear while assisting you.

Fall Programs 2020

Ongoing Weekly Programs

For Kids and Teens

YA Art Club (Mondays, 4PM)

For Adults

Chair Yoga Online (Wednesdays, 11AM)

Cassetta's Virtual Corner (Thursdays, 7:30PM)

Check out our Events Calendar to view a complete list of our upcoming live programs and events.

Rube Goldberg Ice Cream Machine

Family Fun Hour!

Saturday, Nov. 21, 1-2PM

Impress your e-family members this Thanksgiving with a homemade Rube Goldberg Machine that pours sprinkles on an ice cream sundae! Using dominos, marble ramps and other household materials, this one-hour program promises fun for the whole family! Open to elementary and middle school students and their families; individual students in grades 3+ are also welcome to participate! You will receive the materials list and Google Hangouts code via email once registered.

Crafternoons with Melissa: Fall Foliage

Wednesday, Nov. 12, 4-5PM

For grades 2 and 3. Fall into autumn with this craft making art from real leaves! Together we will make colorful wreaths using leaves of different shapes, sizes, and colors! Pick up your craft kit from the library which includes an assortment of beautiful leaves. You can also pick your own leaves outside at home! For the Zoom access code please register on our website.

Thanksgiving Sides with Chef Rob

Tuesday, Nov. 17, 7:30-8:30PM

Chef Rob is back with 2 wonderful additions to your Thanksgiving table! Make Stuffed Acorn Squash and Harvest Pumpkin Bread in real time, or just watch him work his magic.

For the Recipes and Zoom access code please register on our website.

Adult Tech: Coding & Robots

COMING IN DECEMBER

Watch our website for registration information! Every new career move begins with a first step, and that's the step Adult-Tech will provide. This series of 5 online classes will introduce adults to key concepts of a powerful and versatile coding language, Python.

With online curriculum available in English and Spanish our Edison Robots are a perfect tech starting point for a wide range of our patrons.

Library Renewal Project Info Sessions

Tuesdays, December 1 & 15, 7-8:30PM

We invite you to join us for two public information sessions with presentations and live Q&A. Both sessions will take place online and in the Library.

If you need any additional information, visit our website www.pearlriverlibrary.org, call us at (845) 735-4084, or come in and visit. We have all the answers to your questions. Thank you for your past and continued support.



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MONSEY, NY
PERMIT #6566

LIBRARY HOURS

Monday-Thursday: 9am-8pm
Friday: 9am-5pm
Saturday: 10am-5pm
Sunday: CLOSED

BOARD OF TRUSTEES

Eric Sharrin, President
William Morris, Vice-President
Marie Manning, Elizabeth Van Wynen, Ed.D. RN, Donna Warren

The board meeting is held on the 4th Monday of the month unless otherwise noted. For additional details, call 845-735-4084, ext. 117.

LIBRARY DIRECTOR

Eugenia Schatoff

COMMUNITY RESIDENT

Library Renewal Project Resources

For more information on the Pearl River Public Library Renewal Project, please visit <https://tinyurl.com/y6qskv4l>. You'll find informational videos, FAQ, a brochure, and infographics explaining why this renovation is so vital for the library's continued existence.

You can also sign up for our weekly newsletter on our homepage, www.pearlriverlibrary.org. We will be providing regular updates on the project and the state of the facility straight to your inbox.

If you have any questions or comments about the project, please email us at renewal@pearlriverlibrary.org, or call 845-735-4084.