



RENEWAL PLAN

BUILDING OUR FUTURE TOGETHER

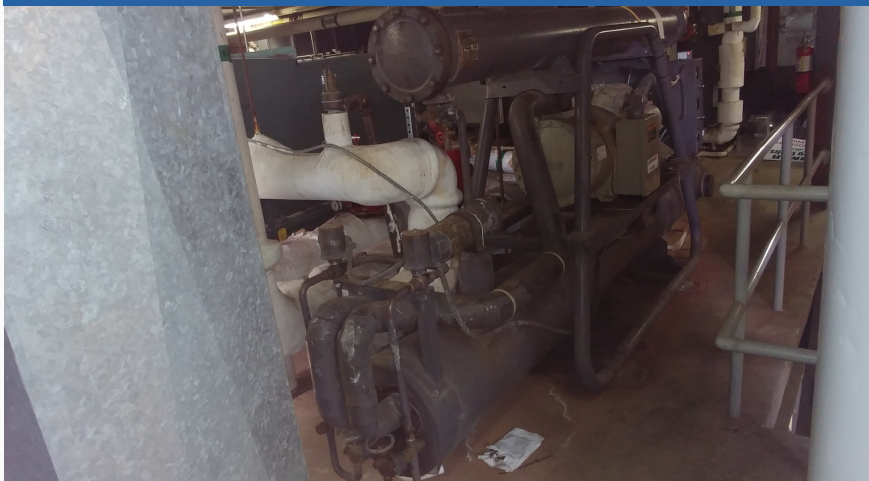
We're busier than ever, but our building can't keep up! We are simply out of space, and our infrastructure is facing catastrophic failure. Taking action will save taxpayer money tomorrow.

Our building has been fraught with misfortune from structural and site issues since the construction of our most recent addition in 1991. The last time we asked for a referendum for library improvements was over 34 years ago. Taking action now will save money in the long run, and will put your tax dollars to better use.

We are currently spending more than \$9,000 a month on repairs, rentals, and band aids to keep our building limping along and open for you, our neighbors. Though the extent of it may not always be visibly apparent, our infrastructure is failing, catastrophically.

Additionally, street parking around the library building is limited, and meeting rooms are often booked more than a year in advance due to limited facilities. Our building can't keep up with the needs of our community or the abilities of our staff.

For homeowners, it will cost less than \$0.51 per day to enable us to better serve you.



Failing chiller unit dating back to 1961 - beyond repair.

The Plan

Following 24 months of careful planning incorporating more than 1,000 survey results and in collaboration with Butler Rowland Mays LLP, an architecture firm specializing in libraries, this proposal addresses:

1) Key Safety Concerns

- Upgrading infrastructure, including mechanical systems (HVAC), roof, floor, electrical components
- Reconfigure and expand the parking lot by 300% to a total of 51 spaces
- Install a sprinkler system
- Ensure ADA compliance

2) Additional Space

- Reducing the footprint of our current 22,000 square foot ranch floorplan, with a reconfiguration of spaces and better use and expansion of the second floor to bring the total square footage to 38,000
- Additional space for library collections and meetings
- Children's Room expansion
- Dedicated teen room
- More meeting, event and study rooms
- Flexible multi-use area
- More family and handicap accessible restrooms

What is the Library Renewal Project?

The Library Renewal Project is an initiative to revitalize the Pearl River Public Library building located at 80 Franklin Avenue. We believe that now is the right time to be proactive with making sure our building complies with modern building codes, and have a plan in place to phase in new mechanical equipment and structural upgrades that will establish a library that the community deserves, rather than the more costly solution of attempting to repair and renovate the failing existing structure.

Why does the renovation have to happen now?

The building is facing mechanical and structural issues that will only continue to worsen. The cooling unit has permanently failed, requiring us to rent a mobile AC unit to cool the facility during the hot summer months. This is not financially sustainable for the long term, so a permanent replacement for our broken cooling system is needed. Without it, the building will be too hot, and we would most likely have to be closed for most of the summer.

On top of that, the roof and heating systems are also in a critical state, and need to be replaced. Such system failures have caused damage to the building numerous times in the past 18 months.

We also need to address the fact that the building is not ADA compliant. To bring it up to code, we will need to completely renovate the restrooms as well as the shelves, none of which are accessible for patrons with disabilities.

But why does the library need such an extensive renovation?

The building actually hasn't had a renovation since 1991. That's a long time, and a lot has changed technologically. The electrical infrastructure is severely outdated. In order to stay current and relevant to meet 21st Century demands, we need to update the facility. The last time that we asked for money from you, our taxpayers, for a library bond was 34 years ago in 1986.

There are also several safety factors to consider: our public bathrooms are not fully ADA compliant (Americans with Disabilities Act), and we do not have a sprinkler system or other fire safety system in case of fire making the building unsafe.

We're also responding to feedback from you, our patrons, who agree that the library is lacking these vital features: adequate parking, flexible meeting space, and upgraded technology. In order to meet the needs of the community, the library building must be renovated.

**Interest rates fluctuate on a daily basis. These figures are accurate as of October 7, 2020.*

What is the total cost of the project?

The exact cost of our project totals \$23,822,769. The Library has earmarked \$322,769 toward the project, and \$23,500,000 is proposed in a bond referendum for voter approval. We'll also embark on a targeted fundraising campaign, including seeking donors for naming rights.

Assemblywoman Ellen Jaffee has secured us a \$125,000 SAM grant to help fund our present and future building needs.

What is the total cost to taxpayers?

The length of the term of the bond is 30 years. The annual household cost would be \$187 a year, or for many homeowners, .51 cents a day.*

I don't use the library. How will I benefit?

The quality of the library, schools, parks, and Town services all influence the overall quality of life in a community and the market value of homes.

**FOR LESS THAN A
WEEKLY
FRAPPUCCINO, YOU
CAN HELP SUPPORT
US IN CREATING A
LIBRARY THAT IS
CAPABLE OF
PROVIDING THE
COMMUNITY WITH
THE FULL RANGE OF
SERVICES IT
REQUIRES.**

You're spending \$9000.00 a MONTH on Band-Aids!*

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

HVAC

MOBILE AC RENTAL



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

- 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

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

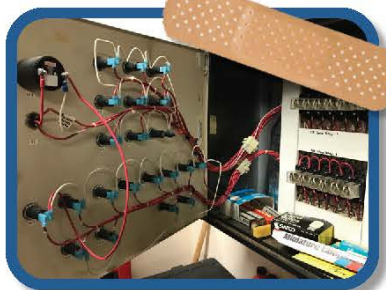
- Ventilation beyond repair & can't be cleaned.
- Decades old soundproofing material is fused to ductwork and disintegrating.



FLOORS

- Carpet often wet/damp
- Uninsulated
- 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



Our Library Renewal Plan is a cost-conscious fix!



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Our Library by the Numbers

145,595

people visited
Pearl River Public
Library last year.



8,969

of YOU are proud
Pearl River Public
Library
cardholders



67.5

hours per week
that we were
open in 2019.



**We're busier than ever, but
our building can't keep up!**



Program attendance has increased over 63% since 2013. Circulation went up 9.93% from last year to 152,950. We have the 10th highest circulation in the Ramapo Catskill Library System. Electronic materials usage went up 36.59%, and library visits went up 2.21% to 145,595. Our building cannot sustain this continued growth.