

November 25, 2016

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THE SCARSDALE FORUM, INC.

Report of the Municipal Services and Fiscal Affairs Scarsdale Committees

On

The Scarsdale Public Library Renovation and Expansion Project Option A-1

The Scarsdale Forum Municipal Services and Fiscal Affairs Scarsdale Committees (the "Committees") propose the following resolution for Adoption by the Forum:

RESOLVED, that this Report of the Committees on the Scarsdale Public Library Renovation and Expansion Project, supplementing the Municipal Services Committee Report dated June 8, 2016, be approved,

- (1) supporting further economies and prioritization of design features in a new revised proposal for the Scarsdale Public Library Renovation and Expansion Project;
- (2) advocating that the Library board, building committee, capital campaign committee and architect should be required to justify their design choices based on a cost benefit analysis of Option A-1, Option B, and any modifications thereof;
- (3) recommending that the final proposal should continue to meet the Library's mission and program goals, while offering a fiscally tenable plan that would not present any imprudent risk to the Village and its taxpayers;
- (4) recommending that the Library should explain to the public how a level of service and functionality consistent with a healthful built environment and energy efficient standards might be achieved while reducing the projected expenditure for the Project;
- (5) recommending that the Village should require firm pledges for private donations before it commits to a bond issue, and should consider retaining an independent group of financial experts to prepare a comprehensive study of the Village budget and other fiscal

considerations as part of the decision making process on the extent of the public obligation that might be incurred for the Library Project; and

(6) recommending public accessibility of all plans drawn to date.

Analysis

This Report is part of the continuing analysis of the Library Project by both the Municipal Services and Village Fiscal Affairs Committees of the Forum concerning the cost estimates and scope of the Library's July 2016 Option A-1 proposal, and the potential impact on other municipal and school district capital obligations and projects.¹ The members of the Committees acknowledge the importance of the Library to the community, yet believe that there may be time to make additional choices about design features.

These choices will determine the answer to the pressing question: How much should the Village spend on the Library renovation and expansion? Based on public discussion at recent community and Village Board meetings, correspondence from the community posted on the Village website, and responses to the Forum's recent survey, it is apparent that members of the Scarsdale community and the Village Trustees share a genuine desire to achieve a common goal with the Library board, building committee and capital campaign committee of making a renovated Library facility a reality. But there continue to be legitimate questions and concerns about Option A-1 that could be resolved by consideration of further modifications.

The Option A-1 estimates represent approximately \$3 million in cost reductions, but leave the revised cost of the full project at approximately \$17.9 million,² exclusive of relocation costs and other projected costs and cost overruns, and not including offsets consisting of private donations, potential grants and anticipated operating savings at temporary space during construction.

The focus of this Report is to identify additional cost savings based on Option B,³ any overly conservative estimated costs amounting to approximately \$1 million comprising escalations and contingencies that may be found in the Memorandum of 15 Year Estimated

¹ See Report of the Scarsdale Forum Municipal Services Committee, dated June 8, 2016, at <http://www.scarsdaleforum.com/reportsHome.php?parent=40>, copy attached to this Report as Appendix A.

² The Library's presentation of its 2016 revised project and Option A-1 is at <http://scarsdalelibrary.org/main/wp-content/uploads/SPL-Renovation-and-Expansion-Project-Binder-July-2016-print.pdf>, Project Binder Section 3, Summary of Reductions to Library Project, Option A-1 and Detailed Rationale for Reduction Items, at PDF pages 24-27; Section 4, New Project Budget, Revised Project Cost Proposal Option A-1, at PDF pages 28-30.

³ Project Binder, at PDF page 37, in Project Binder Section 5, Summary Overview/Comparison of Project Options, PDF pages 35-39.

Capital Expenditures,⁴ and any unnecessary proposed expenditures amounting to tens of thousands of dollars in the landscape design proposal,⁵ among others. The Committees recommend that these issues should be resolved through a combination of continued assessments by the Village Board and Staff in collaboration with the Library board, building committee, capital campaign committee and architect.

The Committees urge the Village Board, if it has not already done so, to undertake a comprehensive review of the Dattner Architects' report, not just the excerpts that appear in the Library's "Project Binder," for the purpose of analyzing the relative benefits and drawbacks of the existing design alternatives before determining which well-thought out proposal, or modifications thereof, would best serve the community's needs.

As the Village Board ponders whether to submit a referendum to assess community sentiment on the Library project and reviews the correspondence and survey responses of residents, the Committees have sought to address these fundamental issues:

- What is the "right size" for the building that reflects the actual needs of the Scarsdale community?
- How would a creative analysis of the use of space and materials make the building more efficient to reduce costs without sacrificing programmatic goals?
- How should the problems inherent in building on sensitive wetland be mitigated without increasing the first floor footprint?
- What is the best design to avoid obsolescence in light of the speed of advances in technology and sustainable standards?

The Committees are hopeful that by addressing these questions additional economies might still be found in this stage of the design concept process.

Why the Building Footprint Matters

Looking at the estimated construction costs for the "gross building area,"⁶ it appears that reducing the size of the footprint would make a significant difference in the total cost of the project. Yet Option A-1 proposes the following "Reductions through Eliminations, Postponements or Modifications" without modifying the building footprint expansion:

⁴ Memorandum of Paul Zaicek, Scarsdale Village Director of Capital Projects, to Steve Pappalardo, Village Manager (February 3, 2016), Village Study for Library Deferred Capital Maintenance Costs, Scarsdale Public Library Estimated Capital Expenditures, available from Village Manager.

⁵ Letter, Friends of the Scarsdale Parks, Inc. to Terri Simon, President Scarsdale Public Library (July 14, 2016), copy attached to this Report as Appendix B.

⁶ Dattner Architects Scarsdale Public Library Renovation and Expansion Schematic Design Report, Toscano, Clements Taylor consultant Project Estimate Summary Sheet - Single Stage cost estimates at page 102 (July 20, 2015) ("Dattner SD Report," available from Library and Village Manager). Estimated costs may have changed since this report was issued in 2015.

Eliminate basement under front addition -build on slab instead	\$348,000
Reduce area and change materials for raised flooring	348,000
Modifications to landscaping and hardscape plan	155,000
Eliminate outdoor reading deck	53,000
Eliminate subdivision of Scott Room	134,000
Substitute furniture/lighting/shelving choices; eliminate deck furniture	400,000
Reduce purchased A/V systems	392,969
[scale back proposed Scott Room systems; install wiring/infrastructure elsewhere, but reduce and/or postpone various equipment purchases]	
Modification to architectural woodwork [receptionist desk]	28,000
Modification to acoustic ceiling material	61,000
Postpone skylight replacement	35,000
Modification to foundation design (per subsurface testing)	150,000
Eliminate or postpone photovoltaic cells (solar panels on roof)	459,000
Eliminate green roof	53,000 ⁷

While the total of these Option A-1 “savings with reductions” of approximately \$3 million is substantial, many of these components are postponements, aesthetic modifications, less expensive furniture and fixtures, or elimination of nonessential design features. Some are impractical from an engineering perspective based on geotechnical sub-surface testing.⁸ Except for elimination of the outdoor reading deck, none of these revisions reduce the expansion of the building footprint, while the newly proposed 1,800 square foot wing on the Olmsted Road side of the building increases it.

Option B and the Potential for More Efficient Use of Space

The Library should explain whether applying the Option A-1 reductions and certain offsets to Option B, or a design variation thereof, could have the potential to reduce construction costs further.⁹ The Project Binder describes the decision to more or less reject Option B as follows:

“Option B, initially estimated to cost approximately \$2 million less than Option A, is a substantially scaled -back version that sacrifices significant features of the larger version as well as programming flexibility and space. For example, in Option B:

⁷ There appears to be a discrepancy of \$50,234 between the “Summary of Reduction” list total of \$2,616,969 and the explanatory list (“Detailed Rationale for Reduction Items”) total of \$2,566,735. See Project Binder, at PDF pages 25-27, at <http://scarsdalelibrary.org/main/wp-content/uploads/SPL-Renovation-and-Expansion-Project-Binder-July-2016-print.pdf>.

⁸ See Presentation of Richard Kessler, Consulting Geotechnical Engineer, Scarsdale Village Board Committee of the Whole Meeting, at <http://scarsdaleny.swagit.com/play/07202016-706>, counter 34:25 (July 19, 2016).

⁹ See Project Binder charts comparing Options A, B and A-1, at PDF pages 35-39, cited in footnote 3 above, at <http://scarsdalelibrary.org/main/wp-content/uploads/SPL-Renovation-and-Expansion-Project-Binder-July-2016-print.pdf>.

- A smaller reading gallery [limited to the west side of the building, not the south] reduces the new collection and seating areas. Collection shelving becomes higher and less accessible, and typical aisle width becomes narrower.
- The Young Adult area is put into the current reference room, eliminating the designated “quiet reading area.”
- The structural mezzanine remains in place, preventing opening the plan to light and views and severely limiting future flexibility. Accessibility to that level remains a challenge.
- The Children’s Department area is considerably reduced from Option A.
- The entrance lobby and café seating area are substantially reduced.
- Staff relocation to the lower level is eliminated, requiring maintenance of staff work spaces on the main level, displacing various public uses made possible in Option A.
- The outdoor reading deck and various upgrades to the existing building’s mechanical systems are eliminated.”¹⁰

But it appears that Option B may have been discarded without fully exploring how more efficient use of space on the first floor and a redesign of the second floor might potentially lessen concerns about scaling back slightly in certain areas.

For example, the issue cited by the Library as “Smaller reading gallery (the west side of the building) reduces new collection and seating areas,” does not seem to be insurmountable. Option B is merely a scaled back alternative that might be offset by the planned increase in seating throughout the rest of the renovated space. In order to have a useful discussion about the feasibility and desirability of this alternative, an analysis should be done to determine how many seats, or how much “new collection” material would be sacrificed, or if a reconfiguration and more efficient use of floor and shelving space might address this issue. Another factor to take into account is whether the considerable size of the proposed reading wing on the south side of the building places this addition too close to the parking lot, thereby eliminating a significant amount of green space.

Regarding the size of the lobby in the Option B scaled back alternative cited by the Library, “entrance lobby and cafe seating area are substantially reduced,”¹¹ a total of only fourteen seats were provided for initially in Option A.¹² An explanation should be given as to how the loss of a few seats in this relatively small area would make a difference to users, or if a reconfiguration and more efficient use of space and furnishings might provide a reasonable alternative design solution.

¹⁰ Project Binder, Frequently Asked Questions about costs, C. Did the Library Board consider alternative design schemes?, at PDF pages 21-22, at <http://scarsdalelibrary.org/main/wp-content/uploads/SPL-Renovation-and-Expansion-Project-Binder-July-2016-print.pdf>.

¹¹ Project Binder, at PDF page 22, at <http://scarsdalelibrary.org/main/wp-content/uploads/SPL-Renovation-and-Expansion-Project-Binder-July-2016-print.pdf>.

¹² Dattner SD Report, at page 42, available from Library and Village Manager.

The issue cited by the Library, “Prevents consolidation of staff work spaces; retains work spaces on main level and displaces various public functions,” might not be consistent with the new proposal to add 1,800 square feet of space on the north side of the building (contiguous with the Reading Gallery), due to ground conditions that have precluded excavation on the basement level. This substantial addition to the building footprint appears not to diminish or otherwise interfere with square footage allocated for “various public functions.”

As for the outdoor “reading deck,” this nonessential add-on would likely encroach on the wetland buffer if built. Regarding the reference to “elimination” of mechanical systems, there is no indication that any necessary systems would be sacrificed.

Here it is worth reiterating the recommendation made in the Municipal Services Committee’s June 8 report in favor of prudent, balanced cost saving design modifications:

“Some of these elements are intrinsic to programming and user needs and should not be considered expendable. There are however other features in the 148-page design proposal that might be subject to alteration or deletion. A balance should be struck to ensure that current and projected user needs, and the Library’s mission and program goals, will be reasonably served by [less costly] features that should be incorporated in the final design.

Recommendation: The Committee recommends that a range of design options should be explored in more detail to determine which features should be retained, based on a reasonable cost analysis of needs and wants in order to achieve a third, ‘hybrid’ design choice.”¹³

While Option A-1 anticipates offsets consisting of estimated private donations, operational savings during construction and a possible state grant reimbursement for operating a temporary space at Supply Field for a likely minimum 2-year closure of the current site, there are no proposed, major construction modifications that would scale back the design footprint and its associated costs.¹⁴ The Committees therefore recommend another review of Option B to identify potential areas for further cost savings.

In order to facilitate this review, a digital copy of Dattner Architects’ detailed schematic design report should be made fully accessible to the Village Board and the public, a recommendation made in the Municipal Services Committee’s June 8, 2016 Report.¹⁵ It would

¹³ Appendix A, at page 6.

¹⁴ Project Binder, Revised Project Cost Proposal Option A-1, at PDF page 29, at <http://scarsdalelibrary.org/main/wp-content/uploads/SPL-Renovation-and-Expansion-Project-Binder-July-2016-print.pdf>.

¹⁵ Dattner SD Report, with legible schematics and detailed cost estimates (at pages 101-141), available from the Library or Village Manager. The Forum committee members have had access to the full report by virtue of uploading it to a Dropbox account, <https://www.dropbox.com/s/v0igo6ogg1ajzhq/Dattner%20Architects-Scarsdale%20Public%20Library%20Renovation%20%26%20Expansion%20Scematic%20Design%20Report%2C%20July%202015.pdf?dl=0> (to view PDF, download first).

also be helpful for the Village Board and the community to be able to view a 3-D color rendering of the available options in order to make visualization and comparison easier.

Potential Modifications to Option A-1 Proposal

Reading Gallery and Quiet Reading Room

The Option A and A-1 proposals both include a Reading Gallery that wraps around the south and west sides of the building. Option B reduces the footprint by combining these two wings on the west side of the building that overlooks the parkland and pond.¹⁶ This combination might not only result in substantial savings, but would limit the encroachment of the Reading Gallery onto all of the south and part of the west perimeter of the wetland and stream buffer. Limiting the size of these wings would prevent a permanent loss of a substantial area of the parkland's ecosystems, and would likely save a number of canopy trees.¹⁷

First Floor Administrative Wing: 1,800 sq ft Addition to North Side of Building

A completely new proposal would add 1,800 square feet on the main floor for potential use as "administrative" or other uses not yet determined, facing Olmsted Road on the north side of the building.¹⁸ The new wing appears to have been conceived when unanticipated ground water conditions precluded excavation in the basement area. This component of the building design modification, extending the wraparound footprint of the reading gallery, is another reason to reassess again the cost benefit analysis and need for such a large addition to the main floor.

Longstanding Capital Maintenance Needs

As has been discussed by a Committee member with the Library board president, Ms. Simon, and the Village Director of Capital Projects,¹⁹ Mr. Zaicek's computation of capital maintenance needs is based on the assumption that the required work could be done over a 15 year period. A 3% annual inflation factor at the 7½ year midpoint increases the cost by 22.5%. The assumption also adds a separate, 10% contingency on top of this inflation factor.²⁰ Thus, the \$4.5M figure appears to be an overstatement of what it might actually cost to accomplish

¹⁶ See Dattner SD Report Schematics at pages 15-49, available from Village Manager.

¹⁷ The Library architect, building committee and other principals acknowledged that "Additions on south/west are within the 100' Wetlands Controlled area. Village permit and a mitigation plan is required. DA to review understanding with Village Planner Liz Marinen (sic)." Dattner SD Report at page 145, Progress Meeting Minutes 4.3 (June 25, 2015), available from Village Manager.

¹⁸ See Library Project Binder, at PDF page 100, for new wing on Olmsted Road side of building, and comments of Terri Simon, Library Board President, and Daniel Heuberger, Project Architect, at Scarsdale Village Board Meeting of the Whole, video at <http://scarsdaleny.swagit.com/play/07202016-706> (July 19, 2016). It is unclear whether the total net cost of this addition might be substantially different from the cost of the original basement office suite of approximately \$1 million.

¹⁹ Discussion initiated by Mr. Dan Hochvert, a Forum executive committee board member and signatory to this report.

²⁰ Memorandum of Paul Zaicek, available from Village Manager.

essential repairs and upgrades, such as roof repairs and disability access, if the work is done in a shorter time frame, or if the larger essential maintenance components are done either sooner or later than the midpoint of the 15 year interval.

Since it is likely that the deferred maintenance items will be completed as part of the Library renovation project, the estimated cost should be reduced accordingly.

Sustainability

Sustainability in the built environment services at least three key goals for the Village and its residents: (1) fiscal responsibility through reduction in utilities costs, (2) personal health and wellness, and (3) reduction in the use of environmental resources.

The Municipal Services Committee's June 8, 2016 Report recommended incorporating in the project, to the extent feasible and cost effective, modern building standards such as LEED or LBC (Living Building Challenge). Even without applying for a certification of such standards, there might yet be the potential to incorporate net zero energy and water regenerative features. The Committees continue to recommend that the possibilities should be explored more fully.²¹

As confirmed by the Library's architect, the MEP Engineer (Mechanical Electrical Plumbing) should complete the energy and water model.²² This is a best practice for assessing energy efficiency and sustainability, which has the potential to provide the Village with the projected long term, ongoing costs of the building after completion.

Modifications to Landscape and Hardscape Plan - Environmental Considerations

Friends of the Scarsdale Parks, Inc. have provided the Library with a list of potential savings including recommendations on the use of native plants. FOSP's top 10 recommendations might not only achieve additional cost savings but would represent more environmentally appropriate best practices. A copy of these recommendations is attached to this Report as Appendix B, including the observation that a \$25,000 "Landscaping" cost estimate in the Memorandum of 15 Year Estimated Capital Expenditures might be superfluous. If so it should be eliminated to reduce the total project landscaping cost even further.

Community Feedback on Library Project

Highlights of Correspondence to Village Board

In order to assess community sentiment posted on the Village website about the Library project, the Committees undertook an informal review of over 150 items of correspondence

²¹ See <http://www.blackriverdesign.com/class-of-66-environmental-center-pursu>, and <http://sites.williams.edu/kellogg/articles/leed-vs-lbc/>, for examples.

²² See comment of Daniel Heuberger, Project Architect, at Scarsdale Village Board Meeting of the Whole, at <http://scarsdaleny.swagit.com/play/07202016-706>, counter 96:53 (July 19, 2016).

posted on the Village website from residents to the Village Board during the period December 2015 through September 2016.²³

There is no question that the Library is a beloved and well-used Village amenity. The majority (approximately 117) expressed mostly positive support for a modern library renovation that would continue to serve as a vibrant educational and cultural center. Support focused generally on items such as the positive investment in the future, improved programming and space, needed repairs to infrastructure and accessibility compliance, and keeping pace with amenities offered in neighboring municipalities.

Issues mentioned by some of the proponents as well as residents who voiced concerns and/or negative or neutral opinions about aspects of the project, included the following:

- Competing fiscal priorities that might potentially strain the Village budget, and long term infrastructure needs such as roads, sidewalks, sewage/stormwater projects, and public safety facilities and equipment modernization.
- Competing school district capital projects such as the Greenacres School.
- Excessive scope and cost to the Village and taxpayers.
- Minimum 2-year closing of Library and move to a temporary facility, one that lacks any community meeting space resulting in long term loss of the meeting space capacity of the Scott Room.
- Loss of green space, encroachment on wetlands.
- A café proposal that does not demonstrate a level of rental income adequate to justify it.
- Additional operational costs including maintenance, staffing and utilities.
- An increase in the number of meeting rooms that might change the focus of the library from a place for education and scholarship to business and community meeting space.

At least some of this correspondence suggests that scaling back certain design elements might achieve additional cost savings that would be responsive to community sentiment.

Highlights of Scarsdale Forum Survey

As stated in the purposes section of the Forum's informal community survey (attached to this report as Appendix C),²⁴ between September 15, 2016 and November 23, 2016 the Forum sought feedback from local residents with regard to proposed Option A-1. The following survey questions were submitted to the community:

1. How long have you lived in Scarsdale?

²³ Written Correspondence, Library Renovations, at <http://www.scarsdale.com/Home/Departments/VillageClerk/WrittenCorrespondence.aspx>.

²⁴ Disclaimer: While the results of the survey will be circulated and studied, it is important to note that the sample size of 441 people is a small fraction of the Village's over 17,000 residents and approximately 5,500 households, and therefore not statistically representative of the Village as a whole.

2. Which of the Library Services do you use?
3. During what times of day do you visit the Library?
4. Typically, how long do you stay at the Library?
5. What is your preferred mode of travel to-and-from the Library?
6. How informed are you about the proposed Library Renovation?
7. How necessary are improvements for the Library at this time?
8. Would you support an extensive library renovation that required the Library to temporarily relocate services to an offsite location for 2 years?
9. The current estimated cost for a library renovation bond is approximately \$8.4 million , based on a total estimated project cost of \$17.9 million. The estimated tax share is approximately \$118 per year for 15 years for a household with a 2015 average assessment of \$1.5 million. How would you rate this cost?
10. Which category describes your age?

Survey responses are reflected in Appendix C bar charts and numerous written comments submitted by participants.

Village Bond and Referendum

The Village should consider retaining an independent group of financial experts to prepare a comprehensive study of the Village budget and other fiscal considerations as part of the decision making process on the extent of the public obligation that might be incurred and the potential cost of the Project.

Some of the questions posed by residents that focus on cost should be answered, such as who will pay if, for example, promised private funding falls short? Will the Village require that private funding is secured prior to project commencement? And, what mechanisms are in place to prevent cost-overruns, and who will pay these increased costs if they materialize? These concerns are not idle speculation. It would be reasonable for residents to expect funding issues to arise for a project as large in scope and expense as the Library renovation and expansion project.²⁵ Potential cost increases make it imperative for the Village to require firm pledges for private donations before it commits to a bond issue.

²⁵ In this context we note the comment by Mayor Jon Mark in his October 6, 2016 “State of the Village Report” (delivered at a Scarsdale Forum membership meeting), that the plan to renovate Fire Station #1 was subject to design modifications due to site conditions and the fact that “the lowest base bid exceed[ed] the construction budget funding by 22%.” See <http://www.scarsdale.com/DocumentCenter/View/819>, at page 6. Based on an attendee's report of the Board of Education meeting on November 14, 2016, comments made by Lee Maude, Board of Education President, and Stuart Matthey, Assistant Superintendent for Business, were that bids for the projects associated with the 2014 school bond in total were 13% higher than estimated and the amount authorized in the bond approval, but that the combination of selectively eliminated alternatives as well as funding in the 2017-18 budget would permit the work to progress. See also Dattner SD Report at page 145, Progress Meeting Minutes 4.1 (June 25, 2015)(“In advance of the SD cost estimate, DA is concerned that the SPL's approved program is over the preliminary budget set at the Master Plan stage. We Anticipate the maximum scheme could be at least 50% more than budget. The cost estimate will be priced as a "kit of parts", with a larger scheme Option A and a smaller scheme Option B so that it can be scaled back to reduce cost and program, if necessary.”), available from Village Manager.

Whether the project, and which version, is put to a Village Referendum is a matter for the Village Board to decide. But first it should be determined, if feasible, whether residents might be amenable to vote for debt service on an estimated \$9.9 million bond based on numerous assumptions, including successful and ample private fund raising.²⁶

Conclusion

The Committees continue to be hopeful that the Library that emerges as a result of a disciplined design process will be a source of pride for Scarsdale as well as a fiscally responsible building. The Committees therefore recommend action by the Village,

(1) supporting further economies and prioritization of design features in a new revised proposal for the Scarsdale Public Library Renovation and Expansion Project;

(2) advocating that the Library board, building committee, capital campaign committee and architect should be required to justify their design choices based on a cost benefit analysis of Option A-1, Option B, and any modifications thereof;

(3) recommending that the final proposal should continue to meet the Library's mission and program goals, while offering a fiscally tenable plan that would not present any imprudent risk to the Village and its taxpayers;

(4) recommending that the Library should explain to the public how a level of service and functionality consistent with a healthful built environment and energy efficient standards might be achieved while reducing the projected expenditure for the Project;

(5) recommending that the Village should require firm pledges for private donations before it commits to a bond issue, and should consider retaining an independent group of financial experts to prepare a comprehensive study of the Village budget and other fiscal considerations as part of the decision making process on the extent of the public obligation that might be incurred for the Library Project; and

(6) recommending public accessibility of all plans drawn to date.

²⁶ Id., 2016 "State of the Village Report," at pages 9-10.

Respectfully submitted by the following members of the Municipal Services and Village Fiscal Affairs Committees:

Madelaine Eppenstein, Esq., Chair Municipal Services Committee

Robert Berg

Howard Blitman, PE

Susan Douglass

Timothy Foley

Robert Harrison

Terri Harrison

Dan Hochvert

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Mary Louise Perlman

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APPENDIX A

Scarsdale Forum

**June 8, 2016 Report of the Municipal Services
Committee**

On

The Public Library Renovation and Expansion Project

June 8, 2016

THE SCARSDALE FORUM, INC.

**Report of the Municipal Services Committee
On
The Scarsdale Public Library Renovation and Expansion Project**

The Scarsdale Forum Municipal Services Committee (the “Committee”) proposes the following resolution for Adoption by The Forum:

RESOLVED, that the Report of the Committee (1) supporting the request by the Village of Scarsdale that the Library should pursue economies and prioritization of design features in a revised proposal for the Scarsdale Public Library renovation and expansion project; (2) advocating that the Library board, building committee and architect should be required to justify their design choices based on a cost benefit analysis; (3) recommending that the proposal should continue to meet the Library’s mission and program goals, while offering a fiscally tenable plan that would not present any imprudent risk to the Village and its taxpayers; and (4) recommending that the Library should explain to the public how a level of service and functionality consistent with 21st century healthful built environment and energy efficient standards might be achieved while reducing the projected expenditure for the project, and should further make public the alternative plans drawn to accomplish the primary goals of the project at lower cost, be approved.

Summary

The Committee supports a Library renovation project (the “Library Project”) but is skeptical of the level of cost estimates and scope of the Library’s proposal as stated in DattnerArchitects and its consultants’ July 2015 Schematic Design Report (“Dattner SD Report”), and the potential impact on other municipal capital obligations and projects. Based on public discussion at recent community and Village Board meetings, it is apparent that members of the Scarsdale community and the Village Trustees share a genuine desire to achieve a common goal with the Library of making a 21st century Library facility a reality, but also have legitimate questions and concerns about the current renovation and expansion proposal.

This Report is intended as a preliminary analysis of the Library Project by the Committee. In preparing this Report the members of the Committee acknowledge the importance of the Library to the community,¹ and that the current schematic design and feasibility phase of the Library Project presents an ideal opportunity to make hard choices about design features.

¹ <http://scarsdalelibrary.org/about/history/>.

While the Committee does not intend at this time to evaluate the fiscal aspects of the Library Project, the Committee has acquired extensively detailed information about the projected cost estimates and scope of the current proposals by DattnerArchitects and its consultants; is aware that “if the Library project is not implemented there are building upgrades, repairs and replacements that will be necessary . . . [amounting to] a 15 year capital expenditure estimate of \$4,515,000”²; understands that some estimates put the cost of the full blown project at approximately \$18.5 million,³ exclusive of relocation and other projected costs, and cost overruns; and believes it would be prudent to require firm pledges for private donations before the Village commits to a bond issue.⁴

The purpose and focus of this Report is to identify a number of frequently asked questions and concerns about the Library Project in order to add the voice of Committee members to this community conversation. The Committee recommends that these issues should be addressed through a combination of continued assessment by the Village Board and Staff in collaboration with the Library board, building committee and architect. The issues raised by the Committee and the community should be answered in order to ensure that the Library Project will result in a level of service and functionality consistent with 21st century healthful built environment and energy efficient standards while reducing the projected expenditure, among other recommendations made in this Report.

Preliminary Statement

The Scarsdale Public Library enjoys a long history of profoundly valuable civic and educational service to the community. The Library’s 2012-2017 five-year Strategic Plan, setting up its fundamental strategic goals and objectives,⁵ is the basis for the current Library Project report by DattnerArchitects and its consultants:

- “Meet user's educational, informational, and recreational needs
- Strengthen the Library's role as a center of the community
- Improve the library experience for individual patrons
- Embrace technology while evaluating traditional services and collections
- Maximize staff potential
- Make entire building accessible as required by law
- Incorporate sustainable design into library planning.”⁶

² Memorandum, Paul Zaicek, Director of Capital Projects, to Steve Pappalardo, Village Manager (February 3, 2016).

³ <http://scarsdalelibrary.org/main/wp-content/uploads/FOLmailerinwhite.pdf>.

⁴ The Committee has been advised that the Forum’s Fiscal Affairs Scarsdale committee will be issuing a report on the Library Project from that group’s unique perspective.

⁵ See Strategic Plan at <http://scarsdalelibrary.org/main/wp-content/uploads/StrategicPlan.pdf>. See also Library FAQs mailer sent to community residents, fn 3.

⁶ Dattner SD Report (June 2015), Executive Summary at page 4.

Recommendation: The Library board and building committee should be required to justify their design choices based on a cost benefit analysis.

Inquiry by the Municipal Services Committee

In January 2016 the Committee identified the following non-programmatic issues of interest relating to the Library Project reflecting the concerns of Committee members, including user metrics, scope of the project, environment impacts, and cost parameters. The Village Board and Staff have identified some of the same or similar issues; some but not all have been addressed, or are expected to be. A number of the issues listed might be more appropriately directed to the Board of Education or the Village Trustees, not the Library:

1. “Will the Library’s annual progress report provide, among other metrics, library related program attendance, circulation, how these are calculated, and comparisons with prior years, etc.
2. What was the process by which the initial conceptual plan for the project was created, when was the initial plan created, and was it created before or after consultations with the public.
3. What criteria were used as the basis for the changes in (a) the scope of the project, and (b) projections of estimated costs (“Plan Changes”); who was involved in and/or responsible for the changes in the scope and estimated costs of the plan.
4. To what extent were the Plan Changes based on metrics measuring public and private support for the project derived from focus groups, surveys, questionnaires or other methodologies.
5. Provide metrics referred to in #4.
6. Did the work with Dattner Architects and with Village Director of capital projects Paul Zaicek contribute to the expansion in the scope and cost of the project; if so, what were these Plan Changes, at what point in time were these Plan Changes made, and by whom.
7. What elements of the Plan Changes contributed to both the largest cost items and the increases in cost; what are those items and increases.
8. Has consideration been given to addressing the probability of higher ongoing personnel costs based on the expansion of services and infrastructure; what are these and other projected operational cost increases.
9. How does the project cost break down by “needs” versus “wants.” ADA compliance, leaking roofs are examples of needs; a coffee shop and outdoor deck are examples of “wants.”
10. The architect’s schematics do not accurately depict the capacity of the meeting rooms and other functionality details; what is the seating capacity and occupancy limits of each room; what is the capacity of the proposed “cafe” and outdoor “deck.”
11. What are the projected “food and drink” policies for the new Library.
12. What steps are being taken and plans drawn to preserve historic elements of the existing building aesthetic.

13. What are the plans to protect the Harwood parkland, mature trees and sensitive wetland ecosystem from encroachment related to the library project; have representatives of the Village staff or others participated in discussions about such plans and encroachment issues, including parking; if so identify the individuals.
14. Do such plans include protecting other open spaces contiguous to the Library including the Rain Garden and the Pond Preserve; if so provide details.
15. What is the current capacity of the parking lot; how will any increased need for parking be accommodated.
16. Has consideration been given to how level of service and functionality might be retained while reducing the projected expenditure for renovation and expansion; have there been discussions or alternative plans drawn to accomplish the primary goals of the project at lower cost.
17. What are the current cost and related funding projections, including all aspects of: renovation (hard and soft costs, infrastructure repair, etc.), outfitting the second floor of the Supply Field building during the 18 month construction phase, bond funding, and design fees, etc.
18. How does the Library plan to achieve realistic goals of private fund raising to reduce the need for public Village support.
19. What is the current dollar amount of private funding pledges.
20. Why aren't the schools, specifically the High School, used for additional community meeting space. A related question is the usage of Village Hall and the Crossway Firehouse by community groups, and whether these venues are fully utilized for that purpose.
21. What will be the fee charged by the Library for use of the meeting rooms by community groups.
22. How is the currently projected cost of the Library expansion and renovation project justified in the context of "special" (as opposed to "ongoing") projects residents will be asked to support in the near term (through taxes or donations), such as the Greenacres school renovation/replacement, and the Scarsdale Education Foundation capital campaign for a design lab and fitness center.
23. Does the plan include free WiFi and extensive electronic charging stations.
24. Will there be an accommodation to segregate group library use (louder) from solitary library use (quieter), and to provide adequate soundproofing.
25. Is there be a plan to retain/expand square footage dedicated to the preservation of printed historical records while also increasing access to stored archival and other materials.
26. What are the plans for using sustainable building practices for both construction and operation.
27. Was consideration given to applying for NYS Aid for Library Construction; has the application period ended; if so is there another grant opportunity."⁷

⁷ An identical list was submitted in the form of frequently asked questions to Library Board President Terri Simon and Director Beth Bermel on January 31, 2016, following their meeting at the Library with two of this Committee's members on January 16, 2016.

With respect to outstanding issues about the Library Project, the Village Trustees have requested the Library board and architect to refine the proposal and adjust the financial model.⁸ This procedure is consistent with the approach of prior Village boards when assessing proposals for major community projects.⁹

The Dattner SD Report proposes two design options:

“Based on the “kit of parts” concept, two options were developed: Option A is the desired fully realized program; Option B is a scaled-back version that retains the essential programmatic components of the project but sacrifices some of the features of the larger version, as well as programming flexibility and space. It is possible, based on the results of the library’s fundraising campaign, that a third, hybrid option, lying somewhere between these two choices, becomes the actual design choice.”¹⁰

Compared to Option A, Option B scales back or eliminates several features including elimination of the mezzanine removal, an outdoor deck, and book sorting room, among other reductions,¹¹ and costs approximately \$2 million less:

1. “A smaller reading gallery reduces the new collection and seating areas.
2. Collection shelving becomes higher and less accessible, and typical aisle width becomes narrower.
3. The outdoor reading deck is eliminated.
4. The designated “quiet reading” area is eliminated.
5. The structural mezzanine remains in place. While a very efficient means of book storage, it prevents opening up the plan to light and views, and severely limits future flexibility.
6. The entrance lobby and café area are reduced.
7. Modifications to the lower level minimized. Space for future automated book sorting is eliminated. Administrative space will be moved from its planned location at this level

⁸ See, e.g., Scarsdale Village Board Committee of the Whole Financial Committee meeting on March 7, 2016, at <http://www.scarsdalepublictv.com/video/village-board-meeting-library-finance-march-7-2016/>; Comments by Mayor Jon Mark, Meeting of Board of Trustees at page 2 (April 12, 2016), at <http://www.scarsdale.com/Portals/0/BOT/Mayor/Mayors%20Comments%2004-12-2016.pdf> (“Library Renovation: The Board continues to be interested in the proposed renovation of the Library and expects to convene further public meetings about what the Library Board proposes and how it might be financed. At present, the Board understands that the Library Board is working with its architect and with the Village staff to see what cost savings might be achieved through modifications of what has most recently been proposed. Once we hear that some progress has been made, we will convene a public meeting to learn what modifications, if any, have been developed. For residents who have not followed this process closely, no decision to move forward on the current plan submitted by the Library Board has been made by the Village Board. We look forward to hearing further about this project from the Library Board.”).

⁹ See, e.g., Village Resolution on PURSUIT OF A COMMUNITY INDOOR FACILITY (February 13, 2007), at <http://www.scarsdale.com/Portals/0/Manager/SCC%20Alternative%20Site%20Analysis%20Report%206-5-07.pdf>.

¹⁰ Dattner SD Report at page 6.

¹¹ Dattner SD Report at page 106. Photovoltaic, ventilation and other features are discussed below.

and, instead, relocated to the main level, where it will occupy space assigned to other programs.

8. The Children’s Department area is reduced. (That space would be taken by staff office.)

9. Various upgrades to the existing building mechanical systems are eliminated.

10. Alternate energy options (geothermal well and roof top photovoltaic panels) are eliminated.”¹²

Some of these elements are intrinsic to programming and user needs and should not be considered expendable. There are however other features in the 148-page design proposal that might be subject to adjustment or deletion. A balance should be struck to ensure that current and projected user needs, and the Library’s mission and program goals, will be reasonably served by features that should be incorporated in the final design.

Recommendation: The Committee recommends that a range of design options should be explored in more detail to determine which features should be retained, based on a reasonable cost analysis of needs and wants in order to achieve a third, “hybrid” design choice.

Sustainability and the Need for an Energy Model

The Committee is focused on clearly defined goals for the project with respect to all sustainability strategies, whether LEED¹³ Certification, Living Building Challenge, Passive House, or Well Building certification – each of which have value for the community. The architect has proposed strategies under a “LEED Light” approach – however such an approach has no defined goals or specific metrics by which it can measure success.¹⁴ This approach has resulted in a recommendation (in plan Option A) for costly photovoltaic panels without identifying a clear goal or energy model to support such an investment.¹⁵

Recommendation: The Committee recommends identifying these key goals for the Library Project in service of the community’s best interests, all of which are addressed in sustainable building strategies, including but not limited to:

¹² Dattner SD Report at page 6; detailed cost estimates at pages 101-141.

¹³ See <http://leed.usgbc.org/leed.html> ; <http://www.usgbc.org/node/2613097?return=/credits>; <http://www.sustainablesites.org/>; <http://delos.com/about/well-building-standard/> (“The WELL Building Standard® (WELL) is the world’s first building standard focused exclusively on human health and wellness. It marries best practices in design and construction with evidence-based medical and scientific research – harnessing the built environment as a vehicle to support human health and wellbeing.”); <http://living-future.org/lbc>.

¹⁴ An incomplete consideration of “sustainability” is summarized in the Dattner SD Report at pages 6, 96-97.

¹⁵ The Option A proposal includes photovoltaic panels costing \$459,165 (Dattner SD Report at page 106 “Project Breakouts; Kit of Parts Pricing”). While the Library Building Committee “asked that a LEED feasibility study be performed,” the architect appears to have questioned the potential for a LEED approach based on certain perceived “challenges.” Dattner SD Report at page 8.

1. **Energy Efficiency & Associated Operational Costs:** The current LEED feasibility Scorecard states “whole-building analysis required to determine relative impact of existing equipment.” (Dattner SD Report at page 99). The Committee strongly recommends that an energy model be performed to understand current electrical use and future energy requirements of the finished building. With the increase in “conditioned” space (defined by volume not just as square footage), energy efficiency should be the top priority in order to predict and limit operational costs.
2. **Indoor Air Quality:** The current LEED feasibility Scorecard states that “Capacity and distribution of existing system may be barrier [to achieving ASHRAE 62.1—2007].” Indoor air quality and adequate ventilation should be identified as top priorities in service of the community's health, wellbeing, and in particular, to enable users to concentrate. A ventilation assessment should be performed to adequately determine the ventilation capacity of the new building, and to identify deficiencies.
3. **Well Building Certification:** The Committee is especially interested in learning more about the “Key Opportunities” described on page 99 of the Dattner SD Report. We recommend that communication with the LEED consultant, YRG, be reopened to explore in depth the ways this project can “give back” to its users for the full life of the building.¹⁶

Environmental Fundamentals: Preservation of Open Space and Wetland

Another area of concern to the Committee is the need to prevent the reduction of open space, to preserve adjacent leisure and recreational areas, and to restrain encroachment onto the existing parkland. The Library campus is part of eleven-acre Harwood Park, one of the oldest named parks in the Village (designated in 1928). The park itself lies within a Village mapped wetland traversed by the South Fox Meadow Brook, a tributary of the nearby Bronx River.

In the 2007 Scarsdale Community Center Alternative Site Analysis prepared by the Village Staff, the area just south of and adjacent to the Library campus was designated for potential environmental scrutiny as follows:

“Type 1 Action, as site is located on a Village parkland, a critical environmental area pursuant to SEQR [New York State Environmental Quality Review Act]. Would require preparation of a full Environmental Impact Statement (EIS), a minimum of 12-24 months, depending on scope of analysis, which is often related to degree of controversy.”¹⁷

¹⁶ See YRG LEED Feasibility Assessment, Dattner SD Report at pages 98-99.

¹⁷ SCC Alternative Site Analysis at page 8 (June 2007), at <http://www.scarsdale.com/Portals/0/Manager/SCC%20Alternative%20Site%20Analysis%20Report%206-5-07.pdf>. See also NYSDEC SEQR Handbook at <http://www.dec.ny.gov/permits/43711.html> (“A Type I action means an action or class of actions that is more likely to have a significant adverse impact on the environment than other actions or classes of actions. Type I actions are listed in the statewide SEQR regulations (617.4), or listed in any involved agency's SEQR procedures. The

Regardless of the type of SEQR review that might now be required, the conservation of the Library campus ecosystems, parkland and tree canopy should be a continuing priority for this tract of Village owned open space.

A prudent approach that ensures minimal environmental impacts should also include a rational assessment of parking facility needs:

“The Zoning Law of the Village of Scarsdale regulates parking in a library based on the number of seats in the main place of assembly. In discussion with the Village Planner, it was further clarified that the main place of assembly is interpreted as the Scott Room. The Scott Room occupancy, based on concentrated assembly function is 268 seats. Per Scarsdale Zoning Law, providing 1 parking space for every 4 seats would be 67 parking spaces. The existing number of spaces is 107, so the existing condition exceeds the required. Parking is not in the scope of the project. If additional parking should be added to the scope, there are a few locations that could be studied for feasibility.”¹⁸

The current number of parking spaces is technically adequate. To avoid encroachment on the parkland, tree canopy and wetland, any additional space might be achieved by reconfiguring the parking lot more efficiently, reducing spacing to standard width, eliminating or narrowing bump outs and medians and, if necessary, creating reserved staff parking across the street on Brewster Road.

But encroachment on nearby wetland setbacks on the west-southwest side of the existing parking lot and on the Harwood Park woods on the south perimeter of the lot are environmentally unacceptable alternatives, and should be permanently eliminated from consideration in the Library Project proposal. Equally unacceptable is the notion that an outdoor reading “deck,” exposed to the elements on the north-west corner of an addition that enlarges the building footprint, would somehow not encroach on the wetland.¹⁹

Recommendation: The Committee recommends that, to the fullest extent possible, the Village should protect the environmental integrity of Harwood Park and its ecosystems, mitigate any harmful

Type I list in 617.4 contains numeric thresholds; any actions that will equal or exceed one or more of the thresholds would be classified as Type I.”).

¹⁸ Dattner SD Report at page 13. For the reasons set forth above, the following suggestions in the Dattner SD Report are highly inappropriate for a Village mapped wetland, are demonstrably environmentally unsound, and should be rejected: “One option is a parking area along the west end of the existing parking lot as proposed in the Gibbons, Heidmann & Salvador drawing set dated August 30, 1973. An alternate potential location would be expanding parking in the south part of Harcourt Park (sic).” Id.

¹⁹ “SPL (Scarsdale Public Library) requested outdoor area with views of the pond to the west. Concerns about a deck on the west: Further encroachment on wetlands, conflicts with rain garden, site disturbance as piles are required due to poor soil conditions. Subsequent to meeting, DA (DattnerArchitects) proposed a deck on the north-west corner of the addition which addresses the above concerns.” Dattner Architects SD Report, Meeting Minutes at page 145 (June 25, 2015).

environmental impacts from the Library Project, and prohibit any encroachment on the surrounding parkland, tree canopy, and Village mapped wetland.

CONCLUSION

The Committee is hopeful that the Library that emerges from this process will be a source of pride for Scarsdale as well as an outstanding example of 21st century healthful built environment and energy efficient standards. The Committee therefore respectfully recommends that the Report of the Committee (1) supporting the request by the Village of Scarsdale that the Library should pursue economies and prioritization of design features in a revised proposal for the Scarsdale Public Library renovation and expansion project; (2) advocating that the Library board, building committee and architect should be required to justify their design choices based on a cost benefit analysis; (3) recommending that the proposal should continue to meet the Library's mission and program goals, while offering a fiscally tenable plan that would not present any imprudent risk to the Village and its taxpayers; and (4) recommending that the Library should explain to the public how a level of service and functionality consistent with 21st century healthful built environment and energy efficient standards might be achieved while reducing the projected expenditure for the project, and should further make public the alternative plans drawn to accomplish the primary goals of the project at lower cost, should be taken into consideration during the Library renovation design and planning process.

Respectfully submitted by the following members of the Municipal Services Committee:

Madelaine Eppenstein, Chair
Susan Douglass
Bob Harrison
Terri Harrison
Dan Hochvert
Brice Kirkendall-Rodriguez
Mark Lewis
Evelyne Otten
Mary Louise Perlman
Stephen Rogowsky
Michelle Schwartz
Allan Shapiro, AIA Emeritus
Ira Silfen
Daniel Silver
Bruce M. Steinberg
Eve Steinberg
Michelle Sterling
Beverley Sved
Jonathan Tamir

APPENDIX B

Friends of the Scarsdale Parks, Inc.

**Landscape Recommendations for Proposed
Library Renovation and Expansion Project**



Friends of the Scarsdale Parks, Inc.
P.O. BOX 53
SCARSDALE, NEW YORK 10583

August 14, 2016

Via Email

Terri Simon, President
Scarsdale Public Library Board of Directors
54 Olmsted Road
Scarsdale, New York 10583

Dear Terri,

The directors of the Friends of the Scarsdale Parks, Inc. wish to share with you some practical ideas that might provide additional economies in the Library's July 2016 Option A-1 "modifications to landscaping and hardscape plan."¹

FOSP's suggestions are based on: a) the cost saving recommendations of a landscape design professional that were adopted by the Village and its project engineers in connection with the South Fox Meadow Brook Stormwater mitigation project at George Field Park and Cooper Green,² and (b) our experience working with the Village on collaborative landscape projects in Village parks.

Option A-1 modifications as currently proposed would "retain the watercourse buffer plantings [a segment of the South Fox Meadow Brook, a tributary of the Bronx River], rain gardens and basic ground cover, but reduce the scope of landscaping overall and change permeable concrete pavers on the entrance plaza to less-expensive concrete." This modification plan purportedly represents \$155,000 in estimated savings, but does not explain what is meant by reductions in "scope of landscaping overall" nor break out the cost of pavers separate from the proposed changes in landscaping.

FOSP offers the following observations and our top 10 recommendations that might not only achieve additional cost savings but would represent more environmentally appropriate best practices, by:

1. Retaining during construction as many valuable foundation plantings as can be safely protected in place or transplanted and maintained in adjacent parkland, until such time as construction is completed and plants can be safely re-established in the library gardens. Our understanding is that the current foundation design was created by a well-known local landscape design professional. We recommend that the design should continue to be followed and recreated as much as possible utilizing existing plant material;

¹ FOSP, a 501(c)(3) organization operating in the Village since 1957, has been involved in helping to design, plant and maintain the adjacent Library Pond buffer, Japanese Friendship border and wildflower meadow gardens over the past 25 years, and organized dedication of the Dawn Redwoods at the Pond as Village Heritage Trees in 2014.

² B. Isis, Report, November 9, 2011 (copy attached) (consultant retained by FOSP and supported by the Village's Conservation Advisory Council).

2. Requiring that any new landscaping will comprise only native plants, which would require modification of the Dattner Architects/Divney Tung Schwalbe landscape consultants' Proposed Plant List.³ Dattner/Divney (page 55) calls for a number of non-native plants that are also invasive or otherwise problematic, such as Boxwood, which is currently subject to widespread fungal diseases in the Northeast, and Japanese *Pachysandra terminalis*, which is not only invasive but non-native and can easily be replaced by native groundcovers such as *Pachysandra procumbens* (Allegheny spurge);
3. Using wherever possible landscape plugs from a reputable source, such as North Creek Nursery, instead of gallon or quart size plants, and using native deciduous bareroot shrubs from the Department of Environmental Conservation's Saratoga Nursery, which typically cost a mere dollar apiece. The use of these readily available plants to the trade and/or to the public would be consistent with the recommendations of the attached B. Isis Report ("enormous cost savings, and successful ease of establishment") and the success FOSP and the Village have had planting such materials in the parks;
4. Adding sufficient numbers of native, canopy trees of at least 4 inches DBH (balled and burlapped) to replace any trees removed from the Library grounds, consistent with FOSP's recent recommendations submitted to the Village Board for the purpose of amending the Village Tree Code;
5. Identifying the 6 trees designated for removal in the Dattner/Toscano Clements Taylor consultant's cost estimates, which appears for the first time in the 148 page report on page 108.⁴ Assuming the 2 additional trees slated for "arborist evaluation" are (2 of the 4) Locust trees closest to the building on the entry plaza, the other 6 trees and their location should be identified. Consideration should be given to preserving not only these trees but also the valuable ornamental evergreens and deciduous trees on the south side of the building, many of which were donated by a resident who curated these unique specimens;
6. Rectifying the omission of equivalent replacement trees. Inexplicably, the Dattner/Toscano cost estimate (page 108) does not include the 3-3 ½" caliper Sweetgum listed on the Dattner/Divney Proposed Plant List (page 55), nor any other deciduous canopy tree to replace the 8 trees proposed for removal (at a labor cost for removal of almost \$3,000);
7. Similarly, the Dattner/Toscano cost estimate (page 108) lists only one, not 2 understory Redbud trees as originally proposed (Dattner/Divney plant list, page 55), at an exorbitant cost of \$850 for just one tree. Redbuds are relatively short-lived small trees that need sufficient sunlight. A better ecological choice of an understory tree to support birds and pollinators, and to provide attractive spring blooms is the Hawthorn;
8. Supplying adequate information on the budget allocated to "landscaping." It is challenging to determine from any of the cost estimate sheets (Dattner/Toscano, pages 101-141) how much of the \$155,000 of estimated savings in Option A-1 are derived from costs allocated for pavers and how much for landscaping. This information should be provided to make the landscape plan more transparent;
9. Adjusting actual landscape cost projections. The \$25,000 "Landscaping" cost estimate in the P. Zaicek "15 Year Estimated Capital Expenditures" summary appears to be superfluous. If so it should be eliminated to reduce the total project landscaping costs even further; and

³ Dattner/Divney, pages 54-56 (copy attached).

⁴ Dattner/Toscano page 108, copy attached.

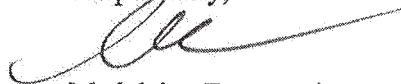
10. Reimagining the scope of the project: a more compact footprint should be considered in order to limit the expansion of the building onto the wetland and parkland.

Option A-1 still appears to include hundreds of unnecessarily expensive, containerized riparian buffer shrubs and grasses (250 at an estimated cost of \$3,000 for shrubs and \$12,000 for grasses), groundcovers and perennials, which require irrigation (non-existent outside of the rain gardens), are inappropriate for the mostly shady conditions, and/or are redundant since the rain gardens already contain numerous flowering perennials and grasses. This cost is hard to justify when a smaller number of bareroot plants would suffice and have a better chance for survival, as demonstrated for example by a recent FOSP buffer planting at Hyatt Field Park.

Paring back the Option A-1 plan also makes sense from the perspective of upkeep. Maintaining the sheer number of proposed plants is unlikely to be performed with any consistency or reliability, a pragmatic assessment based on the neglected condition and failure to maintain the existing rain gardens.

FOSP would be happy to provide additional information in support of these recommendations.

Respectfully,



Madelaine Eppenstein

FOSP Board of Directors

Dotty Bruni
Betsy Bush
Kay Eisenman
Madelaine Eppenstein, Secretary
Bart Hamlin
Dan Hochvert, Treasurer
Susanne Jones, Co-President
Michelle Kaplan
Dorothy Kroenlein, Vice President
Diane Morrison, Co-President
Helen Oja
Rick Reuter
Cynthia Roberts
Loren Levine Schwartz
Tara Smith Tyberg
Todd Wolleman
Julia Zimbalist

Cc via email:

Elizabeth Bermel, Director
Scarsdale Village Board
Scarsdale Village Manager
Superintendents of Parks, Recreation and Conservation, and Public Works

The following notes and recommendations are based on review of landscape plans included in the **Fox Meadow Brook Detention Improvements- Westchester County Flood Action Program** plans prepared by **Dvirka & Bartilucci Consulting Engineers** for the Village of Scarsdale, May 2011.

Location: All locations

▪ **RFP and Installation**

The Friends of Scarsdale Parks, and the Village of Scarsdale Conservation Advisory Council Joint Stormwater Committee (hereafter referred to as We), recommend a separate RFP for the landscape installations. This approach will be more likely to secure a landscape professional with experience in low impact development methodologies, bio-remediation techniques, and natural areas management.

▪ **Size of plant material**

In lieu of the recommended planting sizes for forbs and grasses of 2 gallon to 3 qt., we strongly urge the use of plug material, both for its enormous cost savings, and successful ease of establishment. A combination of wetland plugs and native seed mixes provides the opportunity to achieve the optimum establishment rate at an effective cost. Some sources in the North Eastern U.S. for such material include Pinelands Nursery and Supply, North Creek Nurseries, New Moon Nursery, and New England Wetland Plants.

▪ **Seeding**

Following initial seeding, we advise an application of Certified Weed Free grain straw at the rate of 2 tons per acre.

▪ **Establishment and Maintenance of Native Plants**

Ensuring that the bio-remediation landscape practices (such as constructed wetlands and rain gardens) are attractive, and are perceived by the community as adding value to the neighborhood, is a key factor in the acceptance and success of these techniques in a residential setting.

We suggest an approach to the maintenance of these natural areas that would:

Create a maintenance bond, to be held by the Village of Scarsdale's Planning Division, for a 2-year period following initial approval of the installation of the project plantings. It would be equivalent to 25% of the vegetation and installation cost, and would be collected to ensure sufficient establishment of the native plants. The project sponsor would provide a written cost estimate or actual contract amount as a basis for the bond amount.

A pre-installation meeting between the landscaping contractor and the Planning and Public Works Dept. of the Village would be held prior to commencement of the landscape work.

During the first two growing seasons, all areas planted with native seed mixes should be mowed 3 times, at a height of 6-8", in order to control weeds. Beginning in the third year, a mowing regimen should be instituted, mowing once in spring.

Use of fertilizers along the side slopes or within the detention basin would be prohibited.

- **Permeable Paving**

We urge the use of permeable paving- porous asphalt, porous concrete or porous pavers - for all paths and maintenance access roads.

Location: George Field Park Constructed Wetland and Detention Basin

- **Increase aesthetic qualities of the detention basin**

Since the "Highly-Visible" detention basin will continue to function as a natural landscape feature, we suggest the creation of a more irregular and naturalistic shape, accomplished through shaping the banks of the basin in a somewhat undulating outline, rather than a straight line running parallel to the street; this will greatly enhance the space visually. As well, slope transitions at the edge could be somewhat varied. Together, these measures would also create interesting opportunities to stage a circuit-type nature trail through the entire perimeter area.

- **Landscape treatment for detention basin banks/side slopes**

In lieu of the Seed Mix C: Fescue Turf Mix, plantings could include a variety of native wetland and wildflower species, such as those included in the current specified Seed Mix B: Rain Garden Mix, or Seed Mix E: Riparian Buffer. This would provide a number of benefits including habitat for waterfowl, songbirds and other wildlife, seasonal color, and visual interest. These plantings can withstand periods of inundation and drought, and would function to stabilize side slopes. Maintenance would be reduced in these areas to a 1 x per year event in early spring.

- **Upland Zone/ top of bank elevation**

- As little or no regular inundation by storm water may occur in this area, we are concerned about the viability of the Iris versicolor plantings at the corner of Oxford and Greendale Rd.
- Using a rule of thumb of one (1) deciduous shade or evergreen tree and ten (10) shrubs for every fifty (50) lineal feet of perimeter as measured, we suggest the inclusion of additional trees on the perimeter between Eton Rd. and the fore-bay, placement of which is not limited to the top of the bank. Suggested species include Red Maple, Sweetgum, American Sycamore, Pin Oak, and Amelanchier leavis.

Cooper Green Rain Garden and Detention Pond

Although the plant palette for the Cooper Green Rain Garden would undoubtedly create an attractive and colorful planting, we do have a few concerns.

Two plants which are not native, Rosa 'Knockout', and Cornus mas/Cornelian Cherry are on the proposed plant list; we would prefer to use only natives. Suggested substitutes for the rose are Rosa palustris or Rosa carolina; substitutes for the Cornus mas: Amorpha fruticosa/False Indigo, Hamamelis vernalis/Vernal Witch Hazel, Lindera benzoin/ Spicebush, or Nannyberry Viburnum/Viburnum lentago.

Many of the grasses and forbs listed lack a Federal wetland indicator status, while the majority of the others are FacU (Facultative Upland) or UPL (Upland) status, usually occurring in dry upland short-grass prairie settings.

The concern here would be their ability to sustain or thrive in the spectrum of moisture of the rain garden, tolerating the periodic inundation and/or regular moist conditions in this bottom of a hill location, particularly in winter. These plants do not like wet roots and rarely occur in this setting. Some suggested alternates and/or substitutions are listed in the right hand column.

Those without a Federal wetland indicator status include:

Current List

Agastache 'Purple Haze'
 Asclepias tuberosa
 Dennstaedtia puctiloba
 Echinacea purpurea
 Eragrostis spectabilis
 Geum triflorum
 Liatris scariosa
 Magnolia acuminata
 Sporobolus heterolepsis
 Quercus coccinea
 Verbena simplex

Possible Substitutions

Lobelia siphilitica, Vernonia glauca
 Asclepias incarnata
 Athyrium filix-femina
 Helenium flexuosum, H. autumnale
 Acorus americana, Carex radiata
 Coreopsis rosea 'American Dream'
 Liatris pycnostachya, L. spicata
 Mag. tripetala, virginiana
 Juncus effusus
 Quercus rubra, lyrata, muehlenbergii
 Verbena hastata

Those with Federal FACU (Facultative Upland) or UPL (Upland) status which are intolerant of flooding and/or most often do not like wet roots:

Current List

Achillea millefolium
 Juniperus virginiana
 Lonicera sempervirens
 Muhlenbergia capillaris
 Schizachyrium scoparium
 Vaccinium angustifolium

Possible Substitutions

Phlox paniculata 'Jeana'
 Alt.: Ilex opaca/American Holly
 Wisteria macrostachya 'Blue Moon'
 Carex lurida, Carex vulpinoidea
 Andropogon virginicus
 Leucothoe axillaris 'Nana'

▪ **Tree planting**

We propose the development of a forested wetland in the detention basin, to be installed in stages over a 5 yr. period through annual student community service and adult volunteer projects.

- **Wetland Bench**

We suggest the inclusion of a safety wetland bench in the detention basin, given an established pedestrian short-cut through the area, close proximity to a busy public road, and a nearby bus stop.

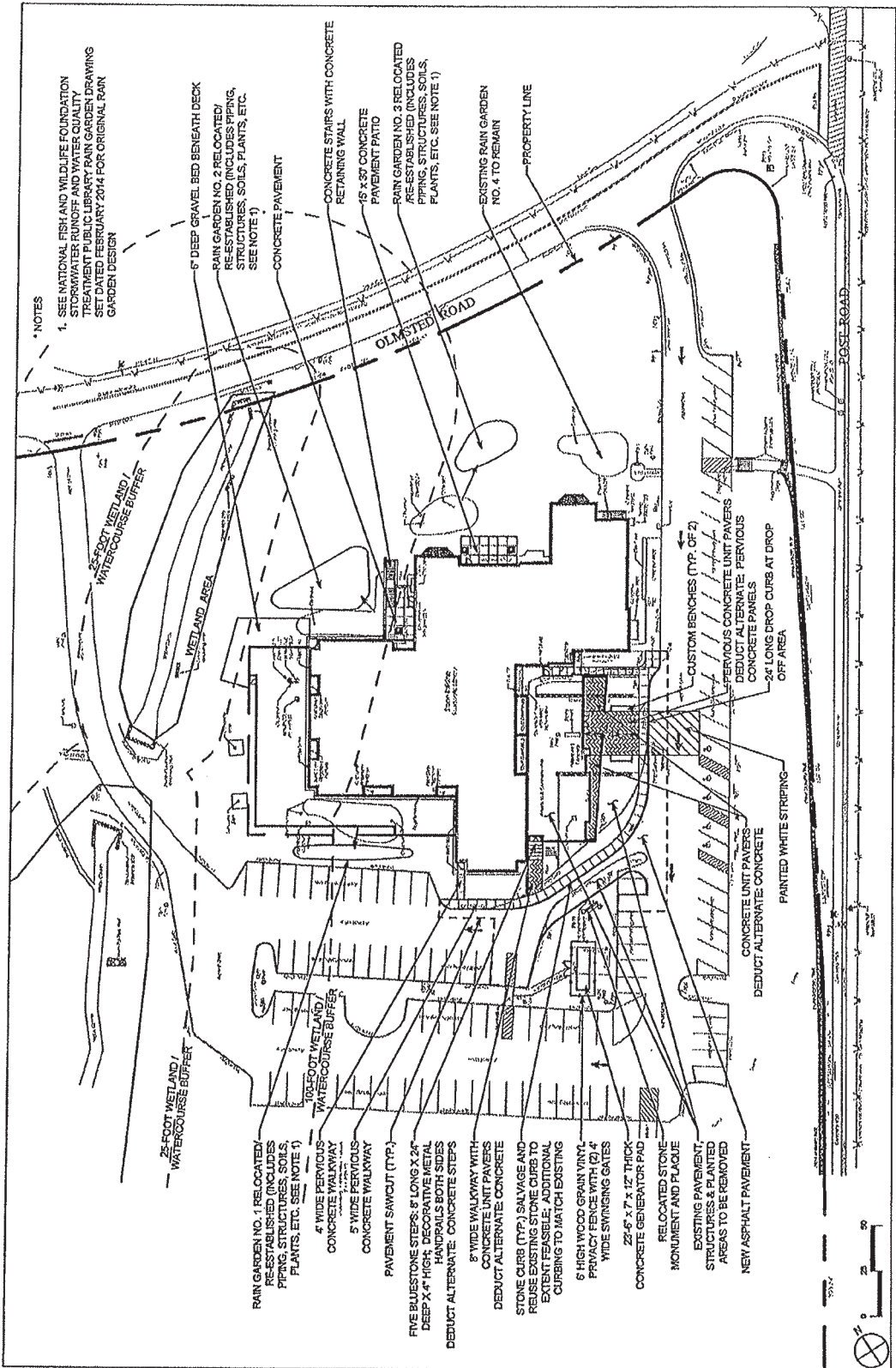
- **Combining the maintenance access road with the pedestrian path**

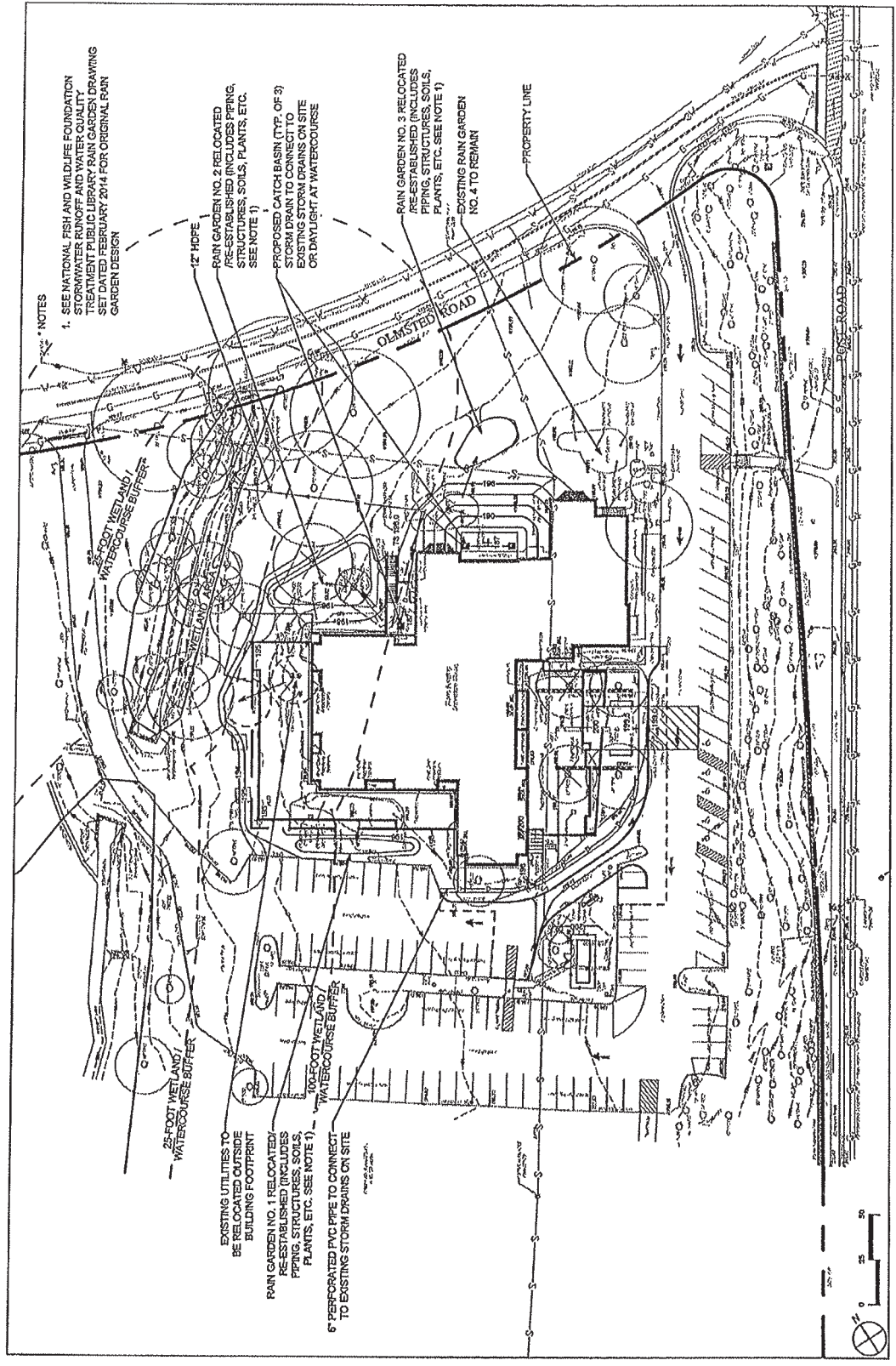
To reduce the amount of paved surface and disturbance through the area, we suggest re-routing the pedestrian path with the goal of incorporating it into the maintenance access for approximately 2/3 of the total distance. Additionally, this would locate pedestrians further from the Post Rd., increasing their safety, and minimizing exposure to salt and road splash.

Respectfully submitted by Beverly Isis, 4 November 2011.

SCHEMATIC DESIGN PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
SHADE TREES			
<i>Liquidambar styraciflua</i> 'Roundleafs'	Roundleafs Sweetgum	3'-3 1/2' cal.	1
ORNAMENTAL TREES			
<i>Cornus canadensis</i> 'Ace of Hearts'	Ace of Hearts Eastern Redbud	8"x10' Hgt.	2
EVERGREEN TREES			
<i>Liriodendron tulipifera</i> 'Spatula'	Common tulip species	5'-6' Hgt.	3
<i>Juniperus</i> spp.	Common Juniper species	10'-12' Hgt.	1
<i>Picea</i> spp.	Spruce species		
DECIDUOUS & EVERGREEN SHRUBS AND GROUNDCOVERS			
<i>Sparganium angustifolium</i>	Arrowweed	4'-5' Hgt.	10
<i>Saxifraga</i> spp.	Saxwood species	36"-48"	10
<i>Clematis alifolia</i> spp.	Summerweet species	36"-48"	50
<i>Cornus</i> spp.	Dogwood species	24"-30"	50
<i>Hydrangea</i> spp.	Hydrangea species		
<i>Ilex glabra</i> spp.	Inherry species		
<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry		
<i>Juniperus</i> spp.	Juniper species		
<i>Rosa rugosa</i> spp.	Rose species		
<i>Viburnum dentatum</i> spp.	Arrowwood Viburnum species		
PERENNIALS AND ORNAMENTAL GRASSES			
<i>Asclepias</i> spp.	Borrow species	1 gal. cont.	250
<i>Coreopsis</i> spp.	Flashed species		
<i>Echinacea</i> spp.	Wormflower species		
<i>Helleborus</i> spp.	Japanese Spring		
<i>Fachysandra</i>	Swicgrass species		
<i>Panicum virgatum</i> spp.	Fountain Grass species		
<i>Pennisetum alopecuroides</i> spp.	Sage species		
<i>Silene</i> spp.	Summerweet species	26"-30"	50
WATERCOURSE BUFFER PLANTING - SHRUBS			
<i>Clethra alifolia</i> spp.	Summerweet species		
<i>Myrica pensylvanica</i>	Bayberry		
<i>Viburnum dentatum</i> spp.	Arrowwood Viburnum species		
WATERCOURSE BUFFER PLANTING - GRASSES			
<i>Andropogon scoparium</i>	Lirio Buesstem	1 gal. cont.	200
<i>Carex appalachia</i>	Appalachian Sedge		
<i>Carex pennsylvanica</i>	Pennsylvania Sedge Grass		
<i>Panicum virgatum</i> spp.	Swicgrass species		
SEED MIXES			
Lawn Grass Seed Mix with 50% Sorghum Perennial Rye, 30% Creeping Red Fescue, 10% Chewink Fescue, 10% Kentucky Bluegrass			(55)
RAIN GARDENS			
See Sheet C4 Landscape Plan of Public Library Rain Garden drawing etc. Reconstructed rain gardens include gardens 1, 2 and 3.			
NOTES			
1. All new and disturbed lawn areas to receive Lawn Grass seed mix.			
2. Quantities listed in plant list are for reference only. Contractor shall verify all quantities shown on list and shall be responsible for furnishing all plants indicated on plan.			
3. All plant beds shall receive 3" double shredded hardwood mulch unless otherwise noted on plans, specifications or details.			
4. No material not to be utilized in landscaped beds or other planting areas.			





DESCRIPTION	QUANTITY		UNIT PRICE		AMOUNT	LABOR	MATERIAL	SUBTOTAL	TAXES	TOTAL	UNIT	AMOUNT
	EA	SF	EA	SF								
Handicaps												
Asphalt Pavement	4,133	SF	\$3.20		\$13,226			\$13,226				\$13,226
Concrete Formwork	906	SF	\$1.65		\$1,485			\$1,485				\$1,485
Concrete Pavers	2,224	SF	\$5.00		\$11,120			\$11,120				\$11,120
4" x 8" x 16" concrete blocks	1,180	SF	\$3.00		\$3,540			\$3,540				\$3,540
4" x 8" x 16" concrete blocks	1,981	SF	\$2.50		\$4,953			\$4,953				\$4,953
12" Equipment pad	1	EA	\$600.00		\$600.00			\$600.00				\$600.00
5" x 8" x 16" concrete blocks	900	SF	\$2.00		\$1,800			\$1,800				\$1,800
6" deep gravel bed	0	LS			\$0.00			\$0.00				\$0.00
Remove for additional landscape to garden B	1	EA	\$600.00		\$600.00			\$600.00				\$600.00
Remove stone armoire and table	1	EA	\$3,000.00		\$3,000.00			\$3,000.00				\$3,000.00
Large Sign with lighting	75	LF	\$11.00		\$825.00			\$825.00				\$825.00
6" Vinyl fence	1	EA	\$500.00		\$500.00			\$500.00				\$500.00
6" Vinyl fence table gates	2	EA	\$1,500.00		\$3,000.00			\$3,000.00				\$3,000.00
Custom finished Entry area benches - 12" x 12"	6	EA	\$250.00		\$1,500.00			\$1,500.00				\$1,500.00
Remove trees	2	EA	\$600.00		\$1,200.00			\$1,200.00				\$1,200.00
Stems cut to 4' above ground - stumps and roots existing along curb. Landfill with a crushed, 1/2" size material.	0	EA			\$0.00			\$0.00				\$0.00
Benches proposed for front deck. 6" deep gravel bed beneath deck	0	EA			\$0.00			\$0.00				\$0.00
Landscaping												
Ornamental Trees	1	EA	\$500.00		\$500.00			\$500.00				\$500.00
Church landscape Area of Hards (Top of Hards Eastern Redbud)	3	EA	\$1,250.00		\$3,750.00			\$3,750.00				\$3,750.00
Remove trees	0	EA			\$0.00			\$0.00				\$0.00
Jobbers 800, Calluna, Juniper, yew	50	EA	\$400.00		\$20,000.00			\$20,000.00				\$20,000.00
Deciduous & evergreen shrubs and groundcovers	250	EA	\$45.00		\$11,250.00			\$11,250.00				\$11,250.00
Perennials and ornamental grasses	50	EA	\$35.00		\$1,750.00			\$1,750.00				\$1,750.00
Watercourse buffer planting 7 shrubs	200	EA	\$35.00		\$7,000.00			\$7,000.00				\$7,000.00
Watercourse buffer planting 7 shrubs	1	LS	\$10,000.00		\$10,000.00			\$10,000.00				\$10,000.00
Seed Sheds	1	LS	\$10,000.00		\$10,000.00			\$10,000.00				\$10,000.00
Rock Clusters	1	LS	\$10,000.00		\$10,000.00			\$10,000.00				\$10,000.00
Total					\$159,232			\$159,232				\$159,232

APPENDIX C
Scarsdale Forum Survey
On
Proposed Library Renovation and Expansion Project

SCARSDALE FORUM

SURVEY RESULTS & DISCUSSION

SURVEY ID: A001

SURVEY TOPIC: Proposed Library Renovation & Expansion

SURVEY DATE: September 15, 2016 – November 23, 2016

SURVEY ADMINISTRATOR: Mary Louise Perlman

REPORT DATE: November 23, 2016

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Purpose:

Over a period between September 15th 2016 and November 18th 2016¹, Scarsdale Forum (the "Forum") sought to gain clearer insight into the opinions of local residents with regard to the proposed Library Renovation & Expansion Option A-1 dated July 18th 2016. The results of the survey were to inform the contents of a joint report by the Municipal Services and Fiscal Affairs Scarsdale Committees. The Forum chose an online survey as the platform to solicit community feedback. This document describes the process and summarizes the principal findings to date.

Acknowledgement: While the results of the survey will be circulated and studied, it is important to note that the sample size of 441 respondents is a small fraction of the Village's 17,885² residents over approximately 5,500 households and therefore not statistically representative of the Village as a whole. There are also various potential sources of error in the survey design disclosed within this report. This report is presented for discussion purposes only to inform continued deliberations throughout the community.

The Survey Questions

The survey questions were designed, reviewed, and approved by members of the Forum's Board of Directors as well as by members of Municipal Services and Fiscal Affairs Scarsdale committees.

1. How long have you lived in Scarsdale?
2. Which of the Library Services do you use? Select all that apply.
3. During what times of day do you visit the Library? Select all that apply.
4. Typically, how long do you stay at the Library? Select all that apply.
5. What is your preferred mode of travel to-and-from the Library?
6. How informed are you about the proposed Library Renovation?
7. How necessary are improvements for the Library at this time?
8. Would you support an extensive library renovation that required the Library to temporarily relocate services to an offsite location for 2 years?
9. The current estimated cost for a library renovation bond is approximately \$8.4 million³, based on a total estimated project cost of \$17.9 million. The estimated tax share is approximately \$118 per year for 15 years for a household with a 2015 average assessment of \$1.5 million. How would you rate this cost?
10. Which category describes your age?

¹ The survey remains open for responses at this time, however this report summarizes responses received through November 23, 2016.

² <http://www.census.gov/quickfacts/table/PST045215/3665431>.

³ \$8.4M reflects an approximate \$1.5M savings in operational costs over 2 years during construction. The actual projected bond, which is required to include that amount, is projected to be \$9.5M.

Distribution Method:

The Constant Contact online survey platform offers two methods of distribution for surveys. These are the :

- 1) Direct Email Invitation: approximately 800 Recipients & 92 Responses⁴
 - This is an email sent to a person's individual email account. The individual survey link can only be completed by one person.
- 2) Universal Resource Locator or "URL": Total Recipients Unknown & 349 Responses
 - A "URL" is a link that is entered into a browser address field. The URL used for the survey was published in various locations for resident access.
 - Responses from the URL were logged as "anonymous." Identities are impossible to verify.
- 3) Paper Surveys were distributed and logged by hand by Survey Administrator and Scarsdale Forum Vice President Mary Louise Perlman
 - 4 written surveys were received and entered by hand. Such submissions are recorded as "anonymous" because there is no other way to enter the response.

Circulation Method:

The list below summarizes the various means by which Scarsdale Forum publicized its survey:

- Facebook: Scarsdale Forum Public Group (96 Members⁵) - URL
- Facebook: Scarsdale Moms Private Group (1,927 Members⁶) – URL
- Facebook: Scarsdale Social (389 members⁷)
- Scarsdale10583.com: 09/26/16 "Community Weighs Plans For Library Renovation" by Joanne Wallenstein - URL

⁴ As of November 23rd 2016.

⁵ As of November 23rd 2016.

⁶ As of November 23rd 2016.

⁷ As of November 23rd 2016.

- HamletHub Scarsdale: 09/26/16 “Scarsdale Forum Requests Community Survey Feedback” - URL
- SNAP Distribution to all SNAP Presidents⁸ - URL
- September & October 2016 Emails to Forum Members & Past Members Email List (545 emails) - URL
- Announcement about survey at Forum Membership meeting October 26th 2016 (broadcast available on SPTV)
- Email to residents who contacted Village via email about Library Project⁹ (117 emails) – Direct Email Invitation
- Email to residents who signed up to receive survey at the Youth Sports Jamboree (48 emails) – Direct Email Invitation
- Scarsdale10583.com 11/18/16: “Express Your Views on Plans for the Scarsdale Library” – URL

Possible Sources of Error:

There are possible weaknesses and limitations of the data.

- 1) Sample Size: The size of the sample is still too small to be statistically relevant or representative of the Village.
- 2) Verification: There is no proof that the 349 “anonymous” respondents are actually Scarsdale Residents
- 3) Integrity: The “Constant Contact” survey platform provides a setting to prevent multiple responses from the same computer. While this is a benefit, there are 2 flaws:
 - a. Multiple residents using the same computer (such as husband and wife) are not able to enter separate opinions.
 - b. A person could intentionally attempt to skew results by entering multiple responses from their mobile phone, public computer, work computer, and home computer.
- 4) Possible Bias: While our intention was to provide an “unbiased” survey, we did not consult a survey professional during the design process.
 - a. In retrospect, we would have modified the possible answers for question #8 so that there were 5 possible answers instead of 3.

⁸ Not all residents are members of their respective Neighborhood Association.

⁹ As of September 10th 2016.

- b. In retrospect, we would have modified question #10 so that there were 5 possible answers instead of 4.

Results:

What follows is a general overview of results. The Forum will make “raw data” available upon request to Trustees and Library Committee for their own review and analysis. Comments are provided separately as an appendix to this document.

Question 1: How long have you lived in Scarsdale

How long have you lived in Scarsdale?			
Answer		Number of Response(s)	Response Ratio
0-3 Years	0%	40	9.0 %
3-6 Years		51	11.5 %
6-9 Years		55	12.4 %
Over 10 years		255	57.8 %
Other		38	8.6 %
No Response(s)		2	<1 %
Totals		441	100%

Comments: 45 “write-in” comments were received.

Question 2: Which of the Library Services do you use?

Which of the Library Services do you use? Select all that apply.			
Answer		Number of Response(s)	Response Ratio
Collection (Book & Materials Borrowing)	0%	356	82.9 %
Research		101	23.5 %
Private Study/Quiet Reading		114	26.5 %
Children's Programming		158	36.8 %
Community Programming (In Scott & Jaffin Rooms)		203	47.3 %
Tutoring		9	2.0 %
Air conditioned space during hot and cold seasons		27	6.2 %
Other		46	10.7 %
Totals		429	100%

Discussion: We did not connect question 2 with question 7 such as to say for example “would you use the children’s programming more if the space were [larger, nicer, etc...].”

Comments: 46 write-in responses under “other”.

Question 3: How frequently do you use the Library?

How frequently do you use the Library?

Answer	0%	100%	Number of Response(s)	Response Ratio
Every day			6	1.3 %
Every week			121	27.4 %
Once or twice a month			179	40.5 %
Infrequently or only a few times a year			88	19.9 %
Rarely or Never			31	7.0 %
Other			12	2.7 %
No Response(s)			4	<1 %
Totals			441	100%

Discussion: The survey did not pose a follow up question such as “would you use the Library more frequently if...”

Comments: 12 write-in comments under “other.”

Question 4: During what times of day do you visit the Library.

During what times of day do you visit the Library? Select all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
Morning			210	50.0 %
Afternoon			292	69.5 %
Evening			144	34.2 %
During scheduled times for community events in Jaffin & Scott Rooms			154	36.6 %
Other			30	7.1 %
Totals			420	100%

Comments: 27 write-in comments under “other.”

Question 5: Typically, how long do you stay at the Library? Select all that apply.

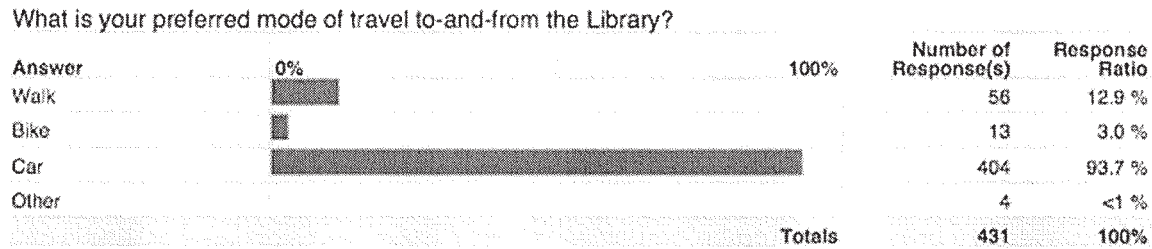
Typically, how long do you stay at the Library? Select all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
Under an hour.			265	61.6 %
1-2 hours			167	38.8 %
2-3 hours			31	7.2 %
Over 3 hours			5	1.1 %
During scheduled program times.			63	14.6 %
Other			11	2.5 %
Totals			430	100%

Discussion: No follow-up question was provided such as “would you stay longer if...?”

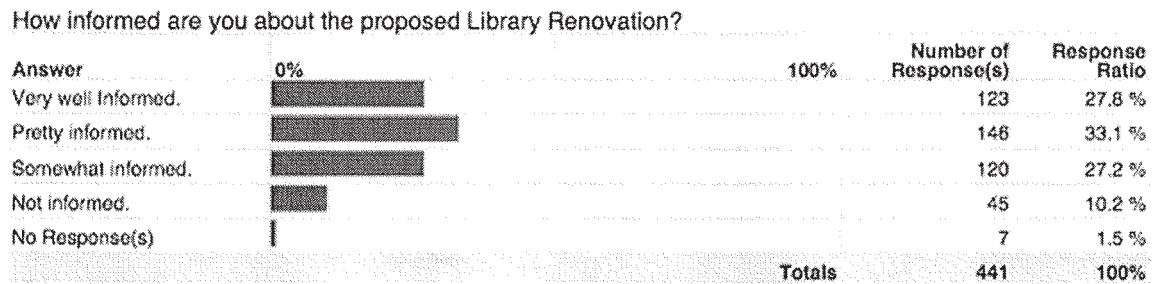
Comments: 11 write-in comments under “other.”

Question 6: What is your preferred mode of travel to-and-from the Library?



Comments: 6 write-in comments under “other”

Question 7: How informed are you about the Library Renovation?



Discussion: This question would have been more useful if respondents were asked in what way or ways they had received information about the Library (such as word-of-mouth, SNAP, public meeting, newspaper, etc...)

Question 8: How necessary are improvements for the Library at this time?

Table 1

How necessary are improvements for the Library at this time?
 1 = Needs No Improvement., 2 = Needs Improvement Someday, 3 = Needs Improvement Now

Answer	1	2	3	Number of Response(s)	Rating Score*
Collection Stacks				375	1.7
Private Study/Quiet Reading				382	1.8
Teen Study Space				373	1.9
Children's Programming Space				374	2.0
Facilities (Bathrooms)				384	2.0
Research				359	1.6
Community Room Space				384	1.8
Parking				384	1.5
Entrance/Welcome				380	1.6
Cafe or other concession amenity				399	1.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Discussion: The results of this question are tabulated in 3 different ways (Table 1 above, Table 2 below, and Table 3 below). The potential flaw of this question is that there is first no qualification of what might constitute an “improvement” or what such an improvement might cost. Comments: This question received 117 comments.

Table 2

Details

1 = Needs No Improvement , 2 = Needs Improvement Someday , 3 = Needs Improvement Now

Answer	1	2	3
Collection Stacks	176 (46%)	123 (32%)	76 (20%)
Private Study/Quiet Reading	190 (49%)	86 (22%)	106 (27%)
Teen Study Space	160 (42%)	89 (23%)	124 (33%)
Children's Programming Space	148 (39%)	96 (25%)	130 (34%)
Facilities (Bathrooms)	142 (36%)	105 (27%)	137 (35%)
Research	201 (55%)	99 (27%)	59 (16%)
Community Room Space	178 (46%)	95 (24%)	111 (28%)
Parking	240 (62%)	80 (20%)	64 (16%)
Entrance/Welcome	239 (62%)	65 (17%)	76 (20%)
Cafe or other concession amenity	232 (58%)	63 (15%)	104 (26%)

Table 3

Answer	Number of Responses			Rating Score*
Collection Stacks	46%	32%	20%	375 1.7
Private Study/Quiet Reading	49%	22%	27%	382 1.8
Teen Study Space	42%	23%	33%	373 1.9
Children's Programming Space	39%	25%	34%	374 2.0
Facilities (Bathrooms)	36%	27%	35%	384 2.0
Research	55%	27%	16%	359 1.6
Community Room Space	46%	24%	28%	384 1.8
Parking	62%	20%	16%	384 1.5
Entrance/Welcome	62%	17%	20%	380 1.6
Cafe or other concession amenity	58%	15%	26%	399 1.7

Question 9: Would you support an extensive library renovation that required the Library to temporarily relocate services to an offsite location for 2 years?

Would you support an extensive library renovation that required the Library to temporarily relocate services to an offsite location for 2 years?

Answer	0%	100%	Number of Response(s)	Response Ratio
Very unlikely.			248	56.2 %
Somewhat likely.			36	8.1 %
Neutral			44	9.9 %
I would support a relocation for an extensive renovation.			106	24.0 %
No Response(s)			7	1.5 %
Totals			441	100%

Comments: 85 Comments were received.

Question 10: Library Cost

The current estimated cost for a library renovation bond is approximately \$8.4 million¹⁰, based on a total estimated project cost of \$17.9 million. The estimated tax share is approximately \$118 per year for 15 years for a household with a 2015 average assessment of \$1.5 million. How would you rate this cost?

The current estimated cost for a library renovation bond is approximately \$8.4 million, based on a total estimated project cost of \$17.9 million. The estimated tax share is approximately \$118 per year for 15 years for a household with a 2015 average assessment of \$1.5 million. How would you rate this cost?

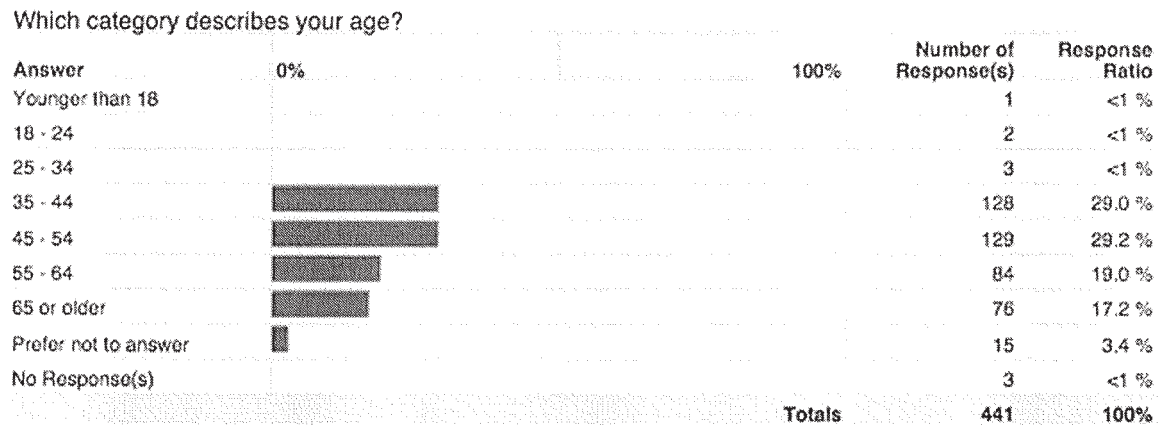
Answer	0%	100%	Number of Response(s)	Response Ratio
This cost is reasonable considering the extent of renovation and improvements			128	29.0 %
This cost is too high for the proposed renovation and improvements.			81	18.3 %
The cost is unnecessary - the Library does not need to be renovated.			170	38.5 %
I do not know enough about the project to answer the question.			38	8.6 %
Other			17	3.8 %
No Response(s)			7	1.5 %
Totals			441	100%

Discussion: First, Scarsdale Forum provided the \$8.4M bond figure which is net \$1.5M less than the face value of the proposed \$9.9M bond. Second, to improve the neutrality of the question, 5 options should have been provided for respondents. Last this question was kept as simple as possible so that an “average” resident who might just be hearing about the project could answer.

Comments: 111 write-in comments were received.

¹⁰ \$8.4M reflects an approximate \$1.5M savings in operational costs over 2 years during construction. The actual bond, which is required to include that amount, is projected to be \$9.9M.

Question 10: Which category describes your age?



APPENDIX

APPENDIX 1: SURVEY RESPONDENT COMMENTS & "OTHER" ENTRIES

1. How long have you lived in Scarsdale? - Other responses

Answer

37
23
37 years
27years
43 years
51
32 years
43
I have lived here for over 38 years
33 years
40 years
Over 25 years
Over 15 years
27 years
since 1953
Over 50 years
Over 33 years
resident for nearly 20 years, until recently
over 40 years
53
64 yrs
Over 40 years
40 years
66years
49 years
25 years
51 years
66
47years
aprox 40 yrs
42 years
40
32 years
37
40 years
48 years
42 years
43 years

1. How long have you lived in Scarsdale? - Comments

Answer

Don't think you need "other" choice.
23 Scarsdale, 8 Edgemont
Not enough room to comment below. My 86 year old mother-in-law uses the library every few days when she comes for an extended visit.

There is a flaw with this survey. i am now able to complete this for a second time. I only did this as a test of your system. I was able to complete this on two separate devices from my home!
17 years.
I also grew up in Edgemont.
Gre up in Scarsdale. Moved back as an adult with my family.
Attended Scarsdale schools in the 1950s and now again for more than 40 years.
I have seen the library evolve to what it is today and am pleased to see that a good library has a chance to become a great library.
Those who oppose the renovation and expansion are short sighted and foolish. They do not maximize the educational value or their individual property value.
Just hit 10 years
I have lived in Scarsdale with my Family since 1969.
34 years and my husband grew up here
i lived in my house in Scarsdale almmost 50 years, and now live in an apartment in Scarsdale. i worked at the Library for almost 20 years. This renovation is rediculous, and should be scaled way back to the minimum that is needed (children's room.)
We love the Library and think it is a beautiful building with special warmness and charm. Two years of renovation could easily become 3 years. We do not look forward to an extended closing. I think certain upgrades are needed but NOT the plan that is being presented. It is too grand and is it really necessary?
I grew up here and returned to raise my family eight years ago.
Love Scarsdale and have seen many great projects and many proposed failed projects -- including the overpriced SCC and Library
I am very concerned about this proposed renovation that does not take into account the way in which the library is used (and by whom), the abundance of libraries in the vicinity, the fact that the older members of community tend to rely on the library and they cannot afford higher taxes, and the fact that the real estate market is soft right now. A major renovation would deter people in the middle and lower ranges from moving to Scarsdale and push older residents out; taxes are too high already.
I have lived here over 40 years
I lived here as a child and as an adult
20 years
We have been Scarsdale residents since 1965.We raised 2 boys who are now grown-up and we wish to continue to live in Scarsdale and to be part of our community. [name deleted], my wife, served on the CAC, was Vice-President of The Friends of the Scarsdale Park, and she also served on the CNC for 3 years.

Despite the length of time we have lived in the Village, we are still younger than many residents.
We moved here before our first child was born and we were quite young at the time.
Sometimes folks who have lived in Scarsdale for many years get to have a "weighted" opinion due to their longevity in the village. That tends to be very insulting to folks who have lived here for less time, but who are highly educated and have spend, in some cases, millions of dollars in this village.
We have lived here 20 years.
40 years
over 20 years
Not consecutively.
25 years
Over 40 years.
21+ years
24 years
Have been a resident for 22 years
I'm grateful that foresighted Scarsdaliens built and upgraded the library we are using and enjoying today. Now it's our turn to build for the future. Costs will be bonded and paid for over a number years, not in toto by current residence as some believe.
Grew up here, have returned to raise my family.
We have enjoyed living in Scarsdale for many years now. My wife, daughter and I are regular visitors of the library. In fact, almost every weekend we walk to the library and spend time perusing the magazines or new books collection. We feel that the library is an important aspect of our lives.
I grew up in Edgemont; my father grew up in Scarsdale.
Used the library more when I was younger but still use it every couple of months or so looking for books or doing research or looking at newspapers or magazines where I missed or need a recent article.
My whole life except college
28 years in Scarsdale, not moving to another village.
29 years in January.
Mailed paper response from [name deleted] entered by ML Perlman 11/13/16.
I grew up here, and moved back to raise my family.
18 years
We both grew up here and returned 5 years ago when we bought a house of our own.
Including growing up here
We've been in our Greenacres house since 1967.

2. Which of the Library Services do you use? Select all that apply. - Other responses

Answer
storage
Scarsdale Adult School classes sometimes meet there. I also use their computers

Mostly kindle books
Meetings
Lynda.com
I take a writing class
Attend the fabulous programs. Room is always crowded
Donate and buy books.
To work during power outages!
almost none
only used when Internet or electric went out
Museum passes
Museum passes
computers and printers during power outages
Online
overdrive
Computer use when our power or Internet is out of service.
Reading club
charging iPhone when no electric
Used Book sale
movies
Extensive use of Children's Room when my children were younger.
Special education experience in/with newspaper archive
During power outages& to use the WIFI access for my computer
museum passes;
Online services, especially Overdrive
book sale
books, etc. borrowing
Genealogy (old Scarsdale Inquirers)
Help from librarians on research
Scott Rpoom programs
none
Adult School classes, meetings
Taking out books
Taking out books
grand children
classes
none
Museum passes
online access to books and periodicals
Writing classes
None
None
Used to use childrens programming
meeting spaces
None

3. How frequently do you use the Library? - Other responses

Answer

At least 3 - 4 times a month
About 3 times a month
every couple of months

Recently retired needs have changed
Not to exaggerate, but we are there almost every day
When kids were in pre-school, we used the library a lot. Now, less.
only during power outages
Daily online, weekly in person
on & off, in waves
a few times each week
Speedy Reader Take Out
Every couple of weeks

4. During what times of day do you visit the Library? Select all that apply. - Other responses

Answer
various
when my home computer isn't working
Random
Weekends
random when I go to borrow a book
More in the weekend
Weekends and when our grandchildren are in town.
Weekends
whenever
No fixed time
As needed
Weekend
weekend
weekend
No special time for checking out books or dropping off flyers
weekends
Weekends
random times thruout day
It depends on my schedule.
weekends
weekends
Rarely use
weekend
rarely
Weekends
No set schedule
Weekends
None
Weekends
Never

5. Typically, how long do you stay at the Library? Select all that apply. - Other responses

Answer
Varies depending upon the use.
I pop in to check out and return books
Not as often as when my children were younger
occasional use over longer periods
Various
Check out many books & DVD's
NA

10 minutes
None
depends on reason there
Never

6. What is your preferred mode of travel to-and-from the Library? - Other responses

Answer

My kids would walk from the HS if there is a cafe.
Depends on the circumstance
sometimes walk or bike
None

8. How necessary are improvements for the Library at this time? - Comments

Answer

I don't use items 2-4
Teen study space and community room space more cheaply addressed by opening up school facilities.
The equivocal responses "needs improvement someday" relate to the scope and cost of the current renovation proposal. If the scope and cost were to be reduced, the need for improvement would be graded as more of a priority now instead of leaving it to future improvement. As for what needs improvement now, the most important of these items is children's programming, not private study or community meeting space.
They need better pedestrian access. Also, I don't like crossing through cars to get from my car to the entrance. They should see if there's a way to make the access safer for all modes of transportation
Look, the library is fine, but it could be fantastic and beautiful and a crown jewel of the town. Most towns of Scarsdale's economic status have wonderful libraries that are functional and aesthetically pleasing, thinking Greenwich and Darien, CT as examples. It's a matter of priorities.
The schools should open their doors for more teen study space and community room space.
Our library is one of the worst in westchester. I take my sons to white plains.
Our library is woefully behind 21st c. standards.
Pretty embarrassing for a community so seemingly focused on education
Next to Village Hall, the library should be the "go to" public building in the Village. We should be as proud of the building, its collection & services as we are of our homes & schools.
Some attention needs to be paid to older adults. Girl Scout House is a poor site for older men and women, although older women have used it in small numbers. A robust program for senior men and women at the Scarsdale Library needs urgent attention and development.
I spend a lot of time at neighboring libraries, and it is pathetic how far behind we are. We need to invest in the future of Scarsdale. We focus so much on the schools but we forgot that the majority of the people who live in this community aren't in school. We need to invest in a resource that serves everyone.

The library has such great potential in this town and it is badly in need of improvements to keep up with this century and neighboring towns.
We have a third rate library. We deserve better.
I think we have a lovely library and I am sure there is much to be improved to be better but given the market constraints I am not sure I would say it's the most important project around town to consider. I love the library and they do a great job.
The place needs a facelift and update but an extensive renovation with the goal of "community center". The last community center proposal failed and this will too.
We need to have better roads to get to the library first !!!
The library is fine as it is. It should be left alone. There are innumerable problems with most of the proposed changes which require informed community discussion. Changing the stacks makes no sense whatever. The reading spaces are never overcrowded and do not need to be enlarged. Research facilities have been supplanted by on line searches, and the reference facilities will soon become virtually superfluous. A cafe concession makes no sense, will be underutilized and will not pay.
If I want coffee I go to a coffee shop!
My children are now at an age when they will need the library way beyond the programming offered when they were young. It is not welcome to teens and tweens. We look forward to the changes.
Except for difficulty parking, we are delighted with the library.
Everything old and tired. Need a modern facility.
I checked "Now" for all improvements as it makes good sense to have a first class library.
Generally the library serves my purposes well.
Need to prioritize the need of the community.
Lack of ADA compliance is outrageous
Difficulty in reaching many books
I have not used some of the above facilities
If we had a light, bright library with more space to work, I would use it more often and stay longer.
Our Library is a Welcoming Oasis of Peace and Calm in a very Busy Noisy World..It Provides a Place For Reading and Study and Quiet Reflection
as Libraries Have Always Done..For So Many People..I Would Not Wish for it to Become Something Bigger and More Complex..Attracting Many More Users for Various Amenities..With the Renovation Costs Borne By Village Residents..and Changing a Lovely Village Resource Into Something Quite Different...
The current library serves its purpose
We need a 'Senior' designated space asap.

<p>My husband, a wheelchair user, will fill out the survey separately, but we agree that it is usable by people with severe mobility impairments.</p>
<p>No need for a cafe or other concession. I imagined that this renovation was driven by need to maintain building (interior and exterior) given its heavy wear and tear. Also, I understand, to upgrade the basement, to make it usable.</p>
<p>The taxes are already very high. This project is a perfect example of the initiative that should be accomplished via private donations by volunteers if you can find enough people who are interested in funding it.</p>
<p>There is always room for improvement, but given that taxes are already too high we don't need to waste them on a nice to do project.</p>
<p>The library is a beautiful structure and if some interior updating is needed, fine. A total renovation is completely unnecessary at this time, especially with the recent reveal that will be costing residents outrageous sums of additional tax money!</p>
<p>what needs improvement is staff productivity and friendliness. When I go to my bank, I am greeted: "welcome to..." when I ask library staff, more often than not, I am not greeted and don't get attention deserved.</p>
<p>Necessary repairs (e.g., roof) and facility modernization (e.g., handicap accessibility, heating & a/c, improved technology) should be done. It has been reported that this work could be done for no more than \$10 million. Converting the library to a dual or multi-use facility (e.g., coffee shop, emergency meeting</p> <p>space) should not be done. SHS Gym is a better emergency meeting space. No need to compete with Starbucks, etc. Wish lists must be pared due to budget pressures Village will face</p>
<p>I like it just the way it is!</p>
<p>No need to expand the library to a community center. There are other spaces in Scarsdale for that. Many resources are needed available online without needing to go to the library. There is no need for a cafe as there are many in Scarsdale and they don't include the ongoing costs of the cafe such as employee overhead. It is ridiculous to spend 15 or 18 million on it. Make fixes as necessary and that's it!</p>
<p>It's a pretty nice library. I doubt we'd use it that much more with all the proposals. It's nice to go with the kids but I tend to do research from home.</p>
<p>I eagerly anticipate the future construction of the outdoor reading deck and addition of solar panels to reduce the carbon footprint of the building and reduce operating costs.</p> <p>Plus, the "accessibility" of the library is a disgrace. There is no way to fix that without major renovations.</p>
<p>My family has always found the Library to be attractive, comfortable, functional, and regularly updating its services.</p>
<p>I don't think Scarsdale needs to spend the money on this project. I definitely don't think we need a cafe!</p>

<p>The library is perfect just the way it is. There is no need to spend hard earned tax dollars. Taxes are too in Scarsdale as it is - we should not be starting new, expensive projects. There is nothing wrong with the library. Please leave it alone. If there is extra money in budget then, reduce residents' taxes instead.</p>
<p>Library could use some small refurbishment. Perhaps spend \$1-2mm...NOT \$20mm</p>
<p>while the library is dated, it certainly is functional. I cant see why there cant be an ongoing reno of the library, piece by piece.</p>
<p>Spend money on fixing the roof, or the basement rooms, or whatever is needed for other capital improvements. Buy a new generator. Employees should have great working conditions, of course. Do not enlarge footprint, add a cafe, more community rooms or otherwise turn our library, already a wonderful community center, into a circus!. Add a security guard possibly. The expansive proposed plan will vastly increase traffic flow to one of the most heavily congested areas in Scarsdale.</p>
<p>Our village has many much more urgent needs. It would have been nice to renovate the library. It would have been nice to do many things. But is it strictly necessary? Definitely no. If there are enough residents that want this to happen, they can organize a charity and gather donations for this project.</p>
<p>This renovation is grandiose and out-of-whack with the way in which the community utilizes the library. The people who most use the library cannot afford to pay for a renovation of the library. Moreover, given that the real estate market is soft, this would be a HUGE mistake for the Village. If you want to make the library better, then invest in its intellectual capital. It's not about the building, which is actually rather charming. A prettier building will not make for a better library.</p>
<p>I believe we should make the library comply to building codes and make any necessary repairs. I object to the idea of a cafe. We have restaurants and bakeries in the village that serve the needs of the residents and we should NOT be competing with them. Scarsdale needs businesses to pay taxes and to serve community needs. I also thing it is ridiculous to think we need a view of the pond. Westchester is a county rich in beautiful views.</p>
<p>We think the library is excellent and has been excellent the whole time we have lived in Scarsdale. We no longer use the children's services, but they were terrific when we did use them.</p>
<p>The most important updates are the most unglamorous things that could potentially affect the existing structure, such as replacing aging mechanical equipment, improving insulation, repairing water leaks, and improving drainage.</p>
<p>I don't think the \$17.9 million improvement (?) is worth it.</p>
<p>Library needs expansion in terms off stack use and Scott Room enlargement. Entrance could be bigger but not necessary. We are a village of 16,000 people and a super-duper complex is not needed. This is a public library not a Barnes and Noble bookstore--food and drink is not necessary.</p>

<p>It is outrageous that it has been proposed to remove the 2nd story stacks!</p> <p>And NO we do not need a cafe, nor to double-up on the Scott meeting room. The Reference Room was totally updated in the late 90's and it is functional, attractive, well layed-out with new furniture. When they threw out the old chairs, we were lucky to rescue one from the sidewalk. Yes the Children's space needs to be rearranged and the restrooms facility needs to be totally upgraded.</p>
<p>My understanding is that there is approximately \$ 5/6 million worth of maintenance work that needs immediate attention.</p> <p>That is what need to be done NOW.</p> <p>Everything else (other than bathroom facilities meeting disability standards) is OPTIONAL and UNNECESSARY.</p>
<p>My high schooler likes to study there and it there isn't enough space for teens. It would be great if it also had a cafe/concession so it could become a study/community space.</p> <p>When my kids were little, I took them to the children's programming. Again, a cafe/community center aspect to the library would be a great addition to that constituency. Presumably, it would be nice for older people as well. I fully support the proposed renovation.</p>
<p>While the staff and the programs are wonderful, the building needs a great deal of updating. Anyone who has visited a modern library can see that it is lacking.</p>
<p>Too expensive. Everyone is moving towards digital books, media, etc.</p>
<p>Don't really need any high calorie starbucks- like items in the library...</p>
<p>Additonal funding for the library should be limited to safety repairs, accessibility maintenance and cosmetic repair. The building is beautiful and it serves its purpose.</p>
<p>The Library is indeed lovely -- but it is tired and needs to be modernized and expanded. The Village knows of a large amount of remediation work needed for infrastructure and accessibility -- it makes no sense not to do the other proposed enhancements at the same time, especially if that inspires private donations to make it possible!</p>
<p>In the digital age the notion that we need more space for storage of physical reference materials or book collections is ridiculous. The entire library could be stored on a laptop or ipad. if they want to create space try removing some of the physical books and catalogues and replace them with computers or ipads and upgrade the wifi. That would probably save money not cost taxpayers. If people want a cafe how about hiring a food truck to park outside during lunch? waste of</p>
<p>Very careful net present value projections need to be made of this proposed renovation. The community needs to know how architects and any consultants for this project were chosen and remunerated.</p>
<p>From what remember. It's all good. Why fix if not broken</p>

<p>I understand that the building infrastructure requires engineering upgrades. However there should be no "community center" or Teen Study space expansion beyond the required engineering work and current services. Teen study space should be provided by the respective schools and a café is an unnecessary luxury.</p>
<p>The Library is fine the way it is. Pave the roads.</p>
<p>The rest I would leave up to the those who use the library more frequently and thoroughly than I.</p>
<p>None for my use.</p>
<ol style="list-style-type: none"> 1. I do not visit the library to get coffee but to actually read. I think if you provide more comfortable chairs rather than the hard wood ones, it would help. 2. Definitely no major change is needed at all. 3. You can expand the coffee side into the Scott Room which will actually encourage people to attend the special events. 4. Move the quiet area to the upstairs, and use that for the children's library expansion. 5. Rearrange the magazine section to allow room for the upstairs books.
<p>I am not sufficiently informed to comment on most points.</p>
<p>No coffee or concession space necessary. The current Keurig machine is sufficient. I believe that emphasizing a new socializing aspect of the library-visiting experience will backfire for those people who still want a quiet reading experience.</p> <p>Also, I buy into the idea that teens need more space for meeting for group projects. But they will likely be primary customers for any cafe; it is not healthy to explicitly encourage late-day and nighttime coffee drinking for teens.</p>
<p>Renovation project is badly needed to create a library that will be relevant for the 21st century</p>
<p>I strongly feel that no significant improvements are needed for the library. My family and I visit the library on a constant basis, in fact it is a regular thing-to-do on the weekend. The layout is, quite simply, inviting. I took note of that feeling from the first time I stepped in its doorway. It is not too small as to be limiting and not too large as to feel industrial and impersonal. It has private spaces and public exchange areas. It has the proverbial just-right feel to it.</p>
<p>The library serves its purpose and doesn't need to be fancy to be functional.</p>
<p>The currents Scarsdale Library's facility has everything sufficient to residents' needs other than young children's programming larger space.</p>
<p>Although I don't use the library frequently anymore, I strongly believe that a great library is a critical community asset. I have seen in other towns what a smart and well planned library upgrade can do for those towns. Although the internet and e-books, etc. has changed so many things about how we do research, use books, etc., still a library is important.</p>
<p>Cafe or other concession does NOT belong in the library!!!!!!</p>

<p>The wide open space, noisy staff and tutors make the need for quiet areas most acute. The community clearly could use more meeting space. Beyond that, cost-effective improvements make sense.</p>
<p>I do not feel that this community needs to be spending \$18 million (or \$8.4 million) for upgrades to the library. It seems to me that retasking the existing space - if even necessary - should be feasible at a much lower cost. I very much struggle with the notion that the library is inadequate and that it makes sense for the "average" Scarsdale household to pay close to \$2,000 to address a problem that we don't have.</p>
<p>Perfectly serviceable for most needs, may need attention to digital research capabilities and team working areas.</p>
<p>"improve" concession or cafe if it would be a money earner for library (ie bring in a tenant like starbucks perhaps?)</p>
<p>Role of Library in the community should increase. There needs to be space to accommodate for future technology. How about a comfortable room to screen movies.</p>
<p>Exceptionally good as is. Cafe or concession ridiculous. Teens should study mostly at home or school. "Entrance/welcome" (whatever that means) is fine as is. The bathrooms are fine. All these children's programs for little children should be done elsewhere. (I don't think they are necessary at all.</p>
<p>Present proposal seems over-reaching to do all at once. Perhaps doing it in stages would be a better approach.</p>
<p>Believe those who believe</p>
<p>The library of the future probably will be a website. What's needed is a reconfiguration of the current space, rather than an expansion.</p>
<p>No need for cafe or concession amenity. With the ability to have books delivered from other libraries, the collection space does not need to be improved. Neither does the building itself need to be turned into a Taj Mahal for the legacy of anyone, or the ostensible enjoyment of others. The community room space could be better, possibly a theater, but given the advent of the wireless world, hard books are becoming superfluous.</p>
<p>I spend quite a bit of time at other libraries. Our library is an embarrassment to the Scarsdale Brand. The service we offer are excellent, especially given the resources. We need to update the library. From what I have seen, the plans are excellent without being over the top.</p>
<p>Based on the Budget there is no need for this extensive expansion. Library useage has always been for this community and not for Westchester.</p>
<p>Ridiculous that taxpayer money would go towards concessions or cafe. The library is a nice community library as it is</p>
<p>The bathrooms and anything else that are not up to ADA standards should be fixed. A lot of elderly people use the library use the library and they should be able to maneuver walkers, wheelchairs or whatever they need. Everything else seems OK to me.</p>
<p>It's not clear what is meant by "improvement" of the stacks. I would strongly favor an elevator rather than removing the stacks.</p>

Haven't been in a while. Don't know enough about renovation
Making bathroom ADA compliance and expanding space for children program (even I have no children) are fine. But no reason to make the library into a social center or youth center.
There is no need for a cafe. There is need to expand children's space. Are we really about a four level parking facility.
Don't use some of these so do not know.
Many residents use the space but with the exception of the book sale, there is ample parking. For community events, I've rarely seen a packed room, and now I've seen some programs on the tv station so one never had to miss them if more are taped. Why spend all of this money? Who needs a cafe? There are plenty of places to have coffee in the Village.
I have never felt that the library needed improvement. I am very happy with the current situation and spending this enormous amount does not make any sense.
The children's area is so small and not well equipped. It is tiny compared to the children's facilities at for example white plains library. The space should be vastly expanded, given the high percentage of children population in scarsdale!
Cafe is not needed.
Library needs renovation, not a rebuild.
Libraries, especially community libraraies such as the one we have in Scarsdale are a passÂ© venue, another victim of the internet. Libraries are being used by fewer and fewer people. They, however still enjoy widespread but misplaced support as an educational tool, and even that has become an anachronistic concept. Spending money beyond routine maintenance on this library is unwise and tantamount to throwing money down the drain.
Building infrastructure is main valid need. Why is it not included above?
The library is an asset to the community just the way it is. Any small improvement would be great, but not necessary.
In a digital era, I don't see the need to expand the physical size of a library.
Our library is in very good condition. I did not see any necessary of renovation. Please don't waste tax payers money on unnecessary renovation.
Lots of families like us reserve books online, pick up then drop off. Less than 5 minutes each visit.
It does not make sense at all to spend millions on renovation. Please cancel the project.
During the few times we have been at the library (for whatever reason or meetings other than using the library) we found it in quite good shape and order, therefore the renovation is a complete misuse of Scarsdale residents money.
The library needs renovation but the proposed scope is ridiculous.

Could increase movie and audiobook selection. Otherwise the library is wonderful the way it is.
Really antiquated library... Rather depressing for Scarsdale
No idea.
Love the library as it is. Use it very often and have used it for more than 10 years and have 4 kids in the schools (3 now as 1 in college). Have not found it crowded or lacking in space ever. May need some repairs to roof etc. But do not see the requirement for any additional space or changes to the facade and footprint.
I have a pretty stringent definition of "need". The library works just fine for my purposes.
I like the Library just as as it is and do not think a Cafe and Teen Center should be a part of it.
Definitely need more space for quiet study, and a different space for group study/talking allowed. A cafe would be most welcomed, I would use it and it would save me having to bring lunch or run to the village while I'm studying.
I don't really use all the areas so I wouldn't be able to give more information

9. Would you support an extensive library renovation that required the Library to temporarily relocate services to an offsite location for 2 years? - Comments

Answer

Do you mean somewhat UNLIKELY?
2 years is a hopeful estimate by the Library's building committee and the architect. The relocation would probably be longer due to inevitable construction delays. Regardless of the length of time, the relocation would create tremendous inconvenience for library users.
Change is hard but I think bitcoins be worth it.
Of course, it would be marvelous if we could do what Ossining did and build a new library next to the old, then use old site for parking; but that does not seem to be an option here, even if there was no interest in preserving much of the original architecture. To build something better requires some sacrifice and inconvenience. Ask anyone who has done any sort of significant home reno -- esp. of kitchen.
Whatever it takes to get the job done.
Without having an offsite location I would imagine the costs would increase greatly.
I wouldn't support a complete closing of the library at all.. there has to be a way to redo areas while other areas are kept open even if it took longer to do the needed renovations.
No.
A terrible idea. Likely to create major and unacceptable disruption of vital library services, to the detriment of all users, including students. The relocation of services can be avoided entirely by scaling back changes such as the totally unnecessary reconfiguration of the stacks and the addition or reconfiguration is spaces which cannot be justified.
Kids who don t drive will be at great disadvantage away from hs
The offsite location will be a potemkin library
Only if the cost to taxpayer was small

<p>It would depend on the site -- does it contain as much space as is currently used by stacks, reading room, etc.? If it's a front desk, a meeting room, and everything else is in condensed stacks in a tent or something, that would be a huge loss.</p>
<p>Yes we need it</p>
<p>Depends on where it would relocate to and whether same programs would be available.</p>
<p>Necessary</p>
<p>I love the library and so do my children. But the proposed renovation is too grand. I agree the facilities need basic improvements and could use updating, but I find the scope requested well beyond basic upkeep. I would not support it despite my love of the library and the belief we need to update the building. The timing is also very poor, with uncertainty in the frequency of revaluations and the future of GA, this is not the time to do this.</p>
<p>The Loss of the Library as we Know It for 2 Years or More Is Unthinkable...We do Not Know How Long the Renovation Would Actually take..</p>
<p>The fact that closing / relocating the library for a full two years is even under consideration is a clear demonstration that the advocates of this plan don't even use the library (with three school age children, we would be hard pressed to let a week go by without it); why are we letting them drive the agenda?</p>
<p>I would not want to lose our library for 2 years!</p>
<p>Current library is good enough for all my needs.</p>
<p>If some people want this, they should look for volunteers to fund this project.</p>
<p>Would like to see an updated library but am concerned about the cost. The taxpayers need to pay for multiple school repairs. Our roads are in very bad shape. Would probably vote against library bond issue if it came to a vote.</p>
<p>We either need a library, or we don't. Relocating it for two years is not a justifiable expense,</p>
<p>Improve incrementally and consider a set of lesser choices. For example:</p> <ul style="list-style-type: none"> - Update the bathrooms. - Put in a new circulation desk. - Replace the back wall with glass. - Update the physical plant as needed and even add emergency power. <p>One big idea? Add a glass-walled second story with central skylight to the Scott room containing multipurpose rooms. These could be used for teen study, community meetings, reserved use, etc. Do all of these things WITHOUT closing the library for two years.</p>
<p>Absolutely not necessary. With people using new technology to satisfy their reading and information needs, a renovation that will prohibit people from using the library conveniently is absurd! In addition, we do not need another coffee vendor in this town!!!!</p>

See above. NYS will continue to pressure towns like Scarsdale to consolidate by squeezing their tax base; other capital projects (e.g., schools) will compete for bonding, ordinary budget will be under pressure (e.g., road repair), and last reval makes this a particularly in opportune time to pursue non-essential capital expenditures.
Closing the local library for 2 years would be extremely detrimental to us as we check out books from the library very frequently. Using an alternate, more distant facility would make this very difficult.
No need, make fixes as necessary, just improve the current structure.
Just seems a bit excessive and I don't think too many people will go to a different location.
See comment for question #8.
I can't imagine a temporary library at the supply field. I would have to go to another town, village to utilize their library. Very unhappy prospect.
NO!! Just "no". Never mind, "unlikely". The answer is 'NO!'
Totally unnecessary in my view
It seems unnecessary, and I think that the library could reduce services for a year or two
Very unnecessary
A small group of VOCAL people pushing for a fiscally IRRESPONSIBLE project -- very similar to what happened with the SCC
I will vote against it and urge my neighbors to do the same.
Village taxes are already too high. There is an urgent need to curb spending. There is no need to spend money on things that are not absolutely necessary.
Absolutely not!
Moving offsite for two years is a terrible idea.
I am all for improvements but I think they can be done at the library. I totally understand upgrades but, basically, this library works just fine. If the library needs a new rug or new roof - just like a house, it needs to be kept up, but I feel this library is in good condition and am happy to support necessities as they come along.
Closing the library for two years is just bat sh** crazy.
I am very against relocating the library services for such an unnecessary renovation.
We are totally opposed to closing the present library for any length of time, in addition to laying off staff during any renovations.
Absolutely not.
The Library does not need an extensive renovation and the inconvenience it would cost ALL residents would be immense.
The end most certainly would not justify the means.
It is so needed!
Not necessary and the costs make it an impractical idea. Especially when so many residents are complaining about their high tax rate!

<p>The Library Board's cost analysis demonstrated that temporary relocation (permitting faster, more economical and less disruptive construction) was preferable on every measure to a prolonged multi-phase project -- and about \$1.5M less expensive! Of course there are compromises to having reduced services at another location, but it will be worth it.</p>
<p>Complete waste of money.</p>
<p>It depends on the cost.</p>
<p>Depending on location of temporary location</p>
<p>Please don't do this. It will be a disaster.</p>
<p>Two years just seems very drastic but if there was an overall community support I would support an extensive renovation and help to find alternative spaces. There are so many families moving in, I feel that it will be an investment borne by those who are just beginning their lives in Scarsdale.</p>
<p>very unlikely = no!!!</p>
<p>I WILL NEVER NEVER SUPPORT ANY EXTENSIVE RENOVATION OF THE LIBRARY. INSTEAD OF THIS NONSENSE, EXPAND THE BOOKS AVAILABLE. REARRANGE THE EXISTING LAYOUT TO EXPAND THE COFFEE AREA AND THE CHILDREN'S SECTION WITH MORE BOOKS. PUT OUT A COVERED AND WARMED OUTDOORS COVERED AREA FOR FOOD AND DRINKS LIKE RESTAURANTS DO.</p>
<p>I would regret it, but not as strongly as some. It might help us to learn about other nearby WLS branches.</p>
<p>Pius X? Supply Field building is inadequate space & parking. What about a temporary structure on park grounds near parking, bus routes?</p>
<p>I would find the relocation extremely unsettling and inconvenient. I would not go to the offsite location as the library is to be an experience and the experience of enjoyment is tied to the layout.</p>
<p>Very much depends on the cost to taxpayers</p>
<p>offsite location for 2 years MAKES ZERO SENSE!!!! NO WAY!!!</p>
<p>I do not wish the library renovation to render the building unusable for two years. I would prefer a more modest renovation and an addition.</p>
<p>I continue to be baffled on why an extensive - and unreasonably expensive - renovation is even on the table. We have a library that should be the envy of most communities - why do we need to spend almost \$20 million more? This is insane and does not reflect what our community's values should be.</p>
<p>There is a cost trade-off to consider. How much cost to relocate library services to another site, and what savings will relocation achieve in reducing construction cost.</p>
<p>The whole monstrous proposal strikes me as the idea of someone trying to make the Library a much bigger place and a carnival-like operation which is the opposite of what a library should be. I don't know the motive for this but of course it delights those selling services to the Library. If Scarsdale needs a full-year carnival build something elsewhere.</p>

<p>This will vary according to the actual renovations being done at any one time.</p>
<p>the roads in Scarsdale are a disgrace and the town says they have no money for repairs and want to formulate a committee to delay doing anything. why should money be spent on the Library when a primary infrastructure component needs upgrading???</p>
<p>Even though it is inconvenient, it isn't like the temporary space is far away. I think it is great that will we get two spaces out of this - supply field building renovated and the new library.</p>
<p>I love our library and would hate to see it closed for two years. The current location is much more convenient than Supply Field. It suits my needs as it is, other than the ADA standards.</p>
<p>It will more than 2 years and will most likely involve staff layoffs and cost a tremendous amount. We won't have any library during that time.</p>
<p>The idea of a Westchester Center is a remarkable and silly idea of what Scarsdale should do. Each town has a Library and are you deciding to close them for your own interest?</p>
<p>Actually you left off one answer. No.</p>
<p>Please consider how we are being financially squeezed further by the tax impact of the reval. What would it take for you to create ways to make this renovation a win-win by being cost effective and effectively improve the facility? Minimum impact on our taxes, please.</p> <p>We used to use the library more, but apps like Overdrive and other technology have changed our habits and needs. Please take all that into account when considering these expensive improvements.</p>
<p>The proposed library is a public version of a McMansion, excessive, expensive and unnecessary.</p>
<p>I would not support an extensive renovation; modern communication technology has reduced the importance of brick and mortar libraries.</p>
<p>It depends what offsite location we're talking about... does this mean we are using the Greenburgh or White Plains libraries instead? Or that the library will be divided up between the schools? Etc. I.e. location, parking, convenience would impact my opinion.</p>
<p>Not support an extensive library renovation</p>
<p>Just close it for two years and send users to other close libraries like Eastchester, Greenburgh or Bronxville. Those are all beautiful. Don't both wasting \$2MM setting up Supply Field. That is a boondoggle to satisfy very few users.</p>
<p>We need to invest in and modernize our community buildings in order to sustain a strong, vibrant community and maintain healthy real estate market.</p>
<p>Not Support!</p>

Definitely not. My high school age daughter uses the library almost every day for several hours at a time. She says she always finds a spot to study, even during midterms and final exams, and would be very disappointed if the library was changed.

Please don't waste our tax money. The library is good enough.

This requires everyone in community to sacrifice for the benefit of future gain for all!

Will not support it. Waste of our tax payer \$.

2 years is a non-starter for me, although the acceptability of the situation would depend on the offsite location.

I would miss the Library and the way it is now for 2 years.

Two years without library more than outweighs future benefits

10. The current estimated cost for a library renovation bond is approximately \$8.4 million, based on a total estimated project cost of \$17.9 million. The estimated tax share is approximately \$118 per year for 15 years for a household with a 2015 average assessment of \$1.5 million. How would you rate this cost? - Other responses

Answer

I could tolerate the cost if the right priorities are pursued

Too high. The library needs to be maintained but not renovated to this extent.

It seems reasonable, but I don't know enough

The scope is too large.

See below

Too high, partly unnecessary

see comments

We need to set priorities in the Village.

More explanation is needed about the source and methodology to determine the cost

See below

Please see below

see my comment below.

Too extravagant for our community's real needs.

see below

Some renovation that doesn't mean 17.9M.

Infrastructure cost is valid

I disagree with the funding model I find it offensive

10. The current estimated cost for a library renovation bond is approximately \$8.4 million, based on a total estimated project cost of \$17.9 million. The estimated tax share is approximately \$118 per year for 15 years for a household with a 2015 average assessment of \$1.5 million. How would you rate this cost? - Comments

Answer

Some renovation may be necessary, but nowhere near the estimated cost.

I'm not convinced that a food and beverage concession is necessary nor do I think a large glassed-in space can be heated or cooled efficiently though it might be visually appealing. The biggest problem, however, is an unfair tax assessment that would fuel the debt service. Until that is resolved, I will be voting NO for any capital project, regardless of merit.

<p>Choices are too limited. Should have something like "the cost is too high -- the library needs to be maintained but not renovated to this extent.</p>
<p>In background for the question, add the assumption on private donations.</p>
<p>Further economies should be found to reduce the municipal share of the expense and to reduce the scope of the project overall.</p>
<p>The cost per taxpayer is quite low. I don't know enough about construction to comment whether or not the money is being allocated appropriately.</p>
<p>Doesn't Scarsdale have any surplus taxes in our coffers? Why does every project require a bond? I don't get it. Are we at a zero sum of taxes collected once all the bills are paid? If Scarsdale was a family home, is it like we have to remortgage the house every time we want to update a bathroom? If so, maybe we can't afford the update. Again, what are our priorities and how is our money being spent that there's no "savings" to two into for new projects?</p>
<p>Over \$1000 per household seems very high to me for something that is not used that much.</p>
<p>Just look at the comparative costs of other area library renovations and new buildings. (I think that info. is in Library report.) Problem is, it looks like the dollar amounts they are showing are in the dollars spent at the time of construction. In today's dollars, those other area libraries experienced significantly more investment than what is being proposed for Scarsdale. Given that perspective, I'm actually now questioning if we might be leaving too much out of a now lower proposal...</p>
<p>Although I do think minor renovations are necessary, the proposed plan is way outside the scope of what is needed.</p>
<p>It would be a very popular plan if many families and solos, including especially older adults, contributed charitable support, widely and deeply (as with the previous major expansion that produced the Scott Room, etc.) The circulation of the plan and rationale with illustrations, then the publication of the supporters, seemed to accelerate support for the bond.</p>
<p>I would support a scaled down version of the renovation.</p>
<p>It seems like a bargain given that it is a municipal building and they are raising private funds to pay for a significant portion of the renovation. \$118...most people here spend more on one Saturday night dinner and a babysitter.</p>
<p>There aren't too many places in Scarsdale where everyone can gather in a nice place for free. I reiterate what the Atlantic article titled "What the Library of the Future Will Look Like" - it would serve as a coffee shop alternative /high technology salon for the upwardly mobile. Would love to see the Scarsdale Library move in this direction!</p>
<p>Unfortunately too many will be focused on the total tax number and inefficiencies that exist in other areas of the village and school system rather than isolate this project. In a vacuum it is a no brainer. It is understandable to argue evaluating in a vacuum is not practical but if that is true will any project ever get done?</p>
<p>\$100 per year is nothing. No one should be giving the library a hard time about this.</p>

<p>Project should be scaled down to address immediate needs and remove unnecessary fluff (ahem, cafe). Private portion of funding must be well in hand before public resources are committed. Library needs updating but Taxpayers are entitled to a financially sound and sensible project given the absurd tax burdens already levied on them to support our already bloated payroll, retirement costs, unfunded mandates etc.</p>
<p>I'd rather see the village fix our horrible roads.</p>
<p>that is a huge number!!! I would think that we can par down what is truly needed and what is nice to have.. I know that once you don't get all that you want, it most likely won't happen again, but that is a huge tax burden to put on the residents.</p>
<p>The Village has allocated certain funds already so taxes remain neutral. Use this amount plus what ever you can raise for the update renovation. Any further enhancement should be tax neutral not \$118 per year for 15 years</p>
<p>The cost should be subsidized by private donors.</p>
<p>No burden on the resident. We are taxed enough as is !</p>
<p>Scarsdale should invest in world class facilities if we want to keep our great reputation as one of the best places to live in NY. Far from being "reasonable", this cost is actually a bargain!</p>
<p>The Library is Scarsdales most vital resource; it's the hub of the community. Led by Director Bermel, the staff is wonderful. However, the space is antiquated. Access to the stacks is very difficult, meeting rooms are inadequate, children and teen space is bursting at the seams. Communities such as Rye and Larchmont are attracting young families away from Sc because we have fallen behind in community resources. Major renovation is needed NOW.</p>
<p>While I believe the library could use a "facelift", I do not believe the library requires the extensive and costly renovations that have been proposed.</p>
<p>These funds can be better spent on other projects that would be of much greater benefit to the community. Cost overruns could easily increase the estimates. This survey is deficient in the way the questions have been composed. There are many issues that have not been addressed, and the tabulated answers will be misleading.</p>
<p>Too much for smaller home owners who have been hit with gigantic increases...</p>
<p>I think the funds should be privately raised</p>
<p>The added advantage is the opportunity to borrow at a very favorable interest rate.</p>
<p>\$17 million is a lot of money for the village, there are so many or better use for the money, roads to pave, trees to trim. People do not live in Scarsdale for the library. Good to have, can be better equipped but not at this price.</p>

<p>Compared to most nearby towns , the library is very adequate</p> <p>And resourceful.</p> <p>I don't want my tax dollars being used for this.</p>
<p>Why is there no choice for a less dramatic renovation? I think the cost is reasonable for the proposed renovation but I think the proposed renovation is too grand!</p>
<p>Will the Bond Amount Have to be Increased if the Fund Raising Part Does Not Achieve Its Goal of 7.5 Million??..We Have So Many Other More Urgent Needs in Scarsdale..We Should Use the 4.5 Million Dollars Already Allocated For Library Upgrades and Repair..and Allow the Library to Remain a Place of Peace..for Research and Reading Books.</p>
<p>This money should go towards the schools.</p>
<p>Public funds should be only used to provide for necessary repairs/needs at the Library; it is a very functional building and it serves the community well enough as it is.</p> <p>Given what went on with the reval, the village should be really cutting the budget instead of issuing new bonds.</p>
<p>There are many improvements that can be made to the HVAC system (a key concern it seems), as well as aesthetic improvements without a massive, incredibly expensive gutting of the existing library. Our existing library is beautiful and serves our community well. Please don't let people use the library as a spot to cram in a Starbucks because they don't want to have to go into the village for a cup of coffee. I wonder if the pro-concession folks really have the library's best interest at heart.</p>
<p>I wouldn't support anything more than a 5 million dollar renovation. Our schools need to be a priority, and require so much work. To spend all this money on the library when our schools are lacking would not be wise.</p>
<p>Several of the proposed changes are not needed. I see no need to subsidize meeting rooms, for cafe that will never pay for itself or for turning the library into a community center</p>
<p>Libraries are getting less and less important. Spending that kind of money on a library is nuts. The existing library should be maintained with an eye to it's use as an emergency shelter / administrative center. It should definitely have good generators, as well as "real" landlines. IMO! The only way to justify not razing it and selling the land for development is because of its potential value during electrical outages, or other emergencies.</p> <p>Or turn it into an indoor pool. Perfect locatio</p>

<p>My entire family are huge library users. The library currently serves its primary function very well. This community is engaged in so many places I'm not sure it needs to add a new role for its library. Certainly it needs a bit of freshening up - maybe a new circulation desk, and new bathrooms. Teen study spaces? Teens study late into the night, so will library hours now be till 11pm? And the stacks and skylights at the rear are relatively new and in good repair, so why tear them up?</p>
<p>Only private funds should be used for ANY renovations that go beyond necessary repairs/maintenance</p>
<p>There are more important projects in the town that need to be addressed.</p>
<p>Moderate renovations necessary for ADA compliance and maintenance is all that is necessary.</p>
<p>Our streets are horrific and need repaving, town services leave much to be desired, our assessments have increased resulting in unfair taxes, so NO NO NO to the library renovation! Are you kidding me?</p>
<p>Get with it....we live in a digital age. Renovation, remodeling, rebuilding or re-designing a dying facility is a complete waste of money.</p>
<p>See above. Cost too high because much of the work is not essential. Also, undesirable to pay for an expanded facility</p>
<p>that would attract visitors from other towns.</p>
<p>Increased overhead for the new "Taj Mahal" is not included in the 18 million.</p>
<p>Why, why why does everything have to be top-of-the-line in this town? The cost may not be too much but it's just another thing that is a 'nice to have' that's regarded as 'must have.' We have a hard enough time teaching our kids the difference between wants and needs. This is too much. The library is nice but I'm sure I'm not alone in thinking I wouldn't use it more with a renovation.</p>
<p>I am very happy with the present Library and I don't feel that Scarsdale taxes should be increased to pay to renovate a perfectly fine Library. An increase in taxes for this purpose, on top of tax increases created by a terrible 2016 revaluation, will drive even more people from this lovely community!</p>
<p>I don't believe the library needs such a huge renovation. I do think some things i.e. bathrooms, possible elevator to the upstairs level and some additional space would be appropriate.</p>
<p>This cost seems way too high and unnecessary.</p>
<p>The cost is too high because the renovation is too grand</p>

Let's start at the beginning.

I do not believe that they will raise \$7.5 million privately. My suggestion has been and continues to be -- RAISE that money first. Put it in ESCROW, then let's talk. At that point, the Village should consider matching 50c to \$1 per dollar raised (after they hit \$5mm)

This should NOT move forward. Certainly NOT move forward without a REFERENDUM. Too big of a cost to put our heads in the sand and trust a small group to take this town over.

See above suggestions

Drive around town. Take note of the abundance of for sale signs. Look at recent home sales. Look at the reval. Scarsdale is not in a position to take on this costly project. Given the abundance of libraries that are a mere ten to twenty minutes from Scarsdale, this renovation is all-the-more excessive.

some improvements are welcome but it's too large a project. Not necessary.

The library is beautiful and very functional. The idea of spending \$1 million, let alone almost \$18 million, for a renovation seems absurd. I could see spending money to improve technology/wi-fi and increasing access to online books, but everything else seems excessive.

We should be talking about a bond to enable the investment of \$20 million or more in a solar power plant that would power both the high school and the library and thereby cut operating costs and taxes for Scarsdale taxpayers for a generation or more. There is plenty of unused land between the high school and the library for such a facility. The Scarsdale Forum can serve a useful role to prod our Village staff away from boondoggles like library renovation and toward higher return activities.

All the money is for young families but not the ones in retirement.

Again, \$18 million dollars to "renovate" the library ?? With all the discussion around town about various school and town projects, we should only be looking at what is necessary to keep the library both useful and comfortable. Improving the stacks, the Scott Room and the study areas should be enough to keep the library going for another 50 years.

The roof may need to be repaired, the restrooms definitely need total upgrading, Children's room need better layout. But other than the above improvements

our library is a "jewel" inside and outside. Never heard a resident complain about our library staff and the services. Leave well enough alone and spend our hard-earned tax dollars on the outrageously bad roads which need immediate resurfacing.

I am not interested in spending \$1,800 of my money to underwrite a bloated, ridiculous, unnecessary renovation.
I am perfectly happy with the library as is.
Considering that a major portion of the funding is coming from private donors, it is a bargain for the rest of the taxpayers.
Nothing is free, and most of us know how expensive renovations are.
This is a most reasonable investment, especially when considered in light of the additional private donations it is expected to leverage. The Library is the cultural and intellectual hub of a community full of people who value education and lifelong learning -- we should all want to sustain it so it continues to thrive rather than fall behind.
Closing the library for 2 years is the biggest issue for my family,. There are some issues the need to be addressed now, but the space and research areas seem adequate.
These questions are disingenuous. I don't know if the cost is high for what is proposed. My concern is that some of what has been proposed is unnecessary. A more modest proposal would result in a more reasonable cost. Why isn't there an option for this? We do not need the Ritz of libraries in Westchester.
Complete waste of money. Do not raise taxes or a bond to pay for something that us not needed.
At \$118/ year, it's a bargain! I think about the membership to the pool (for 3 months and 4x the price), or the cost of a gym membership, or church/temple dues. This is completely reasonable for the library. Perhaps more individuals would look at this an consider a \$1500 donation up front as a "subsidy" to others.
Improving work quality and attitude of library staffs is more urgent issue rather than renovating building. Even if we had a new building, if those librarians didn't change, Scarsdalean's quality of life remains low. I am asking who is responsible for the current situation?
Double what they quote
Looks at the Police / Fire building
Based on the botched Ryan revaluation, taxes are too high and unpredictable. Given there are at least two major projects (library and Greenacres school), I cannot support ANY capital improvement projects at this time.
This is so unnecessary. Please Please Please don't do this. Our roads are a mess and the last tax reval was shameful. Renovating the library will be another disaster we don't need. I go every week to the library with my kids and it is just fine.
I would support investigation of Living Building Standards which might result in a significantly LOWER or even neutral operating costs long term.
I am not sure I will be here for 15 more years but I think it is a reasonable investment in the future - more than most of use spend for dinner at a nice restaurant.

[Left blank by respondent]
REARRANGE AND USE WHAT WE HAVE INSTEAD OF BURDENING US WITH MORE TAXES. WE ARE WORKING PEOPLE, WITH NO ANNUAL RAISES. WHERE ARE WE SUPPOSED TO COME UP WITH THIS EXTRA MONEY!!
Considering that the taxpayers are paying only slightly more than half the total cost, I would say it is a huge bargain.
The library is critical infrastructure for a wealthy town with a nationally recognized public school system. We must invest in it to keep pace with other communities in the region and continue to justify our reputation and provide for our increasing need to expand our knowledge.
The cost should be shouldered by private funding. There are too many other issues in town that need to be addressed by bond, and raising money privately eliminates the need for town wide agreement.
I have carefully reviewed the architectural drawings posted in the library and attended a meeting about the proposed changes. In my opinion, the plans appear misdirected and overly ambitious. There are far too many unnecessary objectives, most of which appear out-of-alignment with the needs of the patrons. I am not opposed to improvements but they need be of the right scale. I worry that the new plans will make for a larger, more impersonal library, much like the White Plains library.
Fix the roads instead.
Although I do not know enough to answer the question, I do believe that for a well thought out and forward looking plan, \$118/yr for 15 years per household is an amount that can be defended.
Overall, this amount does not seem unreasonable
The costs are RIDICULOUS!!!!
The cost is too high - laughably so - and unnecessary. There is simply not a need to justify such an exorbitant outlay, if any at all. Libraries are wonderful things and the existing library is very serviceable and without question in the top 5% of peer facilities nationwide. Why do we need more? It's time to stop specific interest groups from writing checks on behalf of the community at large especially with upcoming issues with municipal pensions on the horizon in the near future. Enough.
The cost of necessary repairs, such as fixing the roof, etc. are insignificant compared to the hugh sum proposed for this terrible proposal.
I believe a modern library is an asset to the community. Just as we all want our homes to stay modern , we should make sure our library stays current with the times.
Where are the philanthropists in this equation?
Great to take advantage of a public/private partnership
I just got a sheet in the mail about the project which listed cost comparisons. It seems like the cost per square foot is on the low side in comparison to similar communities who renovated their libraries.

This is dishonest representation of the numbers. All construction project in town are getting bids of 25% to 30% over estimate. What happens if the donors don't meet targets?

What about operational costs? Some of the proposed uses will require special staff and increased liability?

I am tired of paying only \$X more for water, only \$Y more to subsidize for special interest homeowners, \$Z to subsidize under-assesed properties. How about all the people who want the expansion split the cost!!!

This project is an unnecessary luxury. The Village has many immediate needs e.g. road and sidewalk repair, bridges, etc. Focus on necessary upgrades e.g. bathroom facilities.

In addition the numbers are also probably understated. They don't properly reflect increased operating costs due to the new range of special services. The funding by private donors has strings attached - they reflect specific interests of the donors, so the community is subsidizing their pet projects not vice versa.

VERY poorly worded. the cost would not be too high if all the proposed changes were to be made. If the renovation is scaled back, (how much??) what would the cost estimate be? How can anyone choose one of these responses? Please do not use the responses to indicate anyone's sentiments!

It looks like this cost has not taken into consideration the increase in ongoing operating expense resulting from a bigger library if one is to be built. This will make the renovation more infeasible than it already is.

Unfortunately your choices do not reflect the actual answers that residents would give. Like OK enlarge the area for Children and leave the rest of our current building alone.

There are several maintenance projects that need to be done but the size and scope of what has been proposed is ludicrous.

Other communities have done renovations for less. Peter Gissolfi's firm has done extensive library renovations for less.

Incremental improvements would allow the library to remain operational - it wouldn't be fair to the kids now in school to have only an offsite, and construction delays and over runs are rampant these days...

See above. Scarsdalian's should look into ways to cut the costs of maintaining this library and not spend more on it.

It is not reasonable to renovate at the extent suggested and it's a false question to ask if the cost is too high for the proposed renovation. The extent of the renovation is too much

Restoration more than renovation is valid cost.
I would be in favor of a small renovation, but find it absolutely crazy to think our small town needs to move our library to a temporary location for two years. This cost seems unreasonable.
Absolutely fine considering how many free / low cost services we get out of the library
We should raise the funds directly through the community and build as we go, not take on a \$17.9 million all at once. Fix the parking issue first. I avoid going to our library b/c of the parking. What good is building something if people can't park??
Our town doesn't have more residents than 50 years ago, so why would it need more square footage of library space?
Ditch some books, rearrange the inside, fix the bathroom and bid out a cafe operation.
The current plan is too expensive.
Also, start billing tutoring users for space. People running their business using facilities I pay for is an injustice. Build a bunch of small study rooms and rent them out for \$50 and hour. Tutoring is \$150 and hours, so let them share the wealth.
Many of the renovations seem excessive. The idea that a \$3M reduction from \$20M to \$17M is trimming back is insulting.
The library is one of Scarsdale's best assets. It does not need to be changed.
Only requires some repairs. Maybe upgrading the toilet facilities to have auto flush (Men's - no comment on Women's as I have never visited them).
Scarsdale has a nice library. Obviously it could be better but shutting it down for two years seems crazy.
Scarsdale is a small Village and does not need a Library like Much Larger communities with Much Larger populations have
We need a wonderful library. We all move to Scarsdale for the schools. We are a community that values education. Teens need a place to congregate and study. I also see a lot of adult learners at the library during the day. Many women return to school in their 40s and 50s for career changes.
The library needs modest renovation..these plans are overly ambitious and dislocating