PROPOSED RENOVATION PROJECT – ALL FREQUENTLY ASKED QUESTIONS
www.fairportlibrary.org/about/renovation-project

General Operating Questions

1. What is the library’s service area?
   - The Fairport Public Library serves the residents of the Fairport Central School District (FCSD). The library’s budget is voted on at the same time as the school district’s, but is completely separate. School district funds are not available by law for library projects.

2. What does being a part of the Monroe County Library system mean?
   - The Monroe County Library System (MCLS) is the infrastructure behind the public libraries in Monroe County. Through MCLS the Library gets the catalog and check out system for library materials, access to computerized databases, Monday – Friday delivery of materials between public libraries in the county, and internet access. MCLS offers the ability for joint purchases for savings. Fairport Public Library pays approximately $65,000 annually to MCLS for these services. Additional costs are funded through State aid.

3. How many people use the Fairport Public Library?
   - There are approximately 29,000 library cards issued to residents of Fairport/Perinton. The door count was 300,000 in 2013.

4. Will the collection of materials increase or decrease with the renovation?
   - The collection of materials is expected to stay about the same size. The collection will take up less space because the shelves will be closer together and the materials storage will be denser.

5. Why are we renovating?
   - No significant updates have been done since 1996. The mechanical systems are at the end, or close to the end of their expected operational span. The carpets and finishes are worn and in need of replacement. The building does not easily accommodate new technologies because of lack of electrical and computer infrastructure. There are efficiencies and improvements that can be built into a renovated building to improve library spaces and services. We have continuously received many requests from our patrons for more comfortable space and furnishings.
6. Who owns the Fairport Village Landing?

- Fairport Village Landing building is owned by Airy Development and managed by Rainaldi Real Estate. The Village of Fairport owns the land and the parking garage.

7. Does the library get funding from sources other than taxes?

- There are some additional funds from user fees, but 94.8% of library funding is from property taxes.

8. Did you determine if the library structure is sound and able to be renovated?

- An Existing Conditions Report was done by SWBR Architects in the spring of 2013, which determined that the structure is sound.

Building

9. Is there risk or concern for putting money into a building that is leased?

- We have leased this space since the library first relocated in 1976. We have looked at options other than leasing and found that it hasn’t been feasible to purchase land and build new. No substantial work has been done on the building since 1996.

- The lease is in place to 2028. Our annual lease rate per square foot is lower than the market rate. Parking, plowing, and the outside of the building are not the responsibility of the library.

10. Why isn’t the Heating, Ventilating and Air Conditioning (HVAC) the landlord’s responsibility?

- The lease specifies that the Library is responsible for the upkeep of the HVAC system.

11. Why was the decision made to stay in the current location?

- All the surveys have indicated that the majority of the residents of the Fairport School District would like the library to remain in the Village, by a wide margin.

- The Library Board of Trustees investigated many sites in the Village and did a proposal for the one site that suited the needs of the library for floor space, parking, and location. That proposal was voted down by the community in 2010.

- The current location is central to the Village, with adequate parking. The cost of renovating and staying in place is much less than obtaining land and the cost for building new.

12. The hall from the garage is uninviting. Can anything be done to make it more attractive?

- The hallway is not part of the library’s leased space, but in an effort to improve the entry from the garage, this proposal includes windows along the hallway into the Library’s Community Room and Teen area. The windows will create an inviting and open atmosphere between the hall and the library, increasing security for patrons and potentially reducing vandalism in the hallway.
13. What is the response from the building owner on this renovation plan?

- Permission for renovation is required by our lease and has been received from the landlord.

14. Will the owner be making appropriate building improvements?

- The building owner is responsible for the area outside the Library. There has been an ongoing dialog between Library representatives and the building management about issues.

15. Can the library be relocated outside the village?

- The library can be located anywhere within the FCSD.

16. Can the library purchase land and build a new facility?

- Yes, the library board and staff have explored many options to purchase land and build a new facility, but none have been suitable or affordable.

17. What is the quality of the finishes you will be using in this project?

- Durable, good quality finishes at a mid-range price. Not the most expensive and not the most inexpensive.

18. How will moving the entrance affect the park? What about seating for the concerts?

- The building will not encroach on the park. The entrance to the park may increase foot traffic in the park. Concert seating will continue to be located in the park.

Services

19. Are traditional libraries becoming obsolete with more information available on the internet?

- Although the library offers more remote electronic services, there are still a large number of people coming in the door each day. In 2013 688,000 items were checked out for the library and only 27,000 were digital. Almost 300,000 people visited the library. Core services are still in high demand.

- There is a library that opened recently in San Antonio that is entirely digital. This library is not part of the San Antonio library system, but is a library that was built with special funding. There are 26 other libraries in the San Antonio Public Library system, so there are many venues for more traditional library services.

- Libraries are a lot more than stacks full of books: there are programs for all ages; places to find and exchange information; DVDs, CDs, digital and internet-based resources; and a focus on early childhood literacy. The library is a community hub.
In 2013 over 688,000 items were checked out for the library and only 27,000 were digital. This is an average of 16.7 items for every person in the service area.

Almost 300,000 people visited the library. Each person in the service area visited an average of 7 times.

Early literacy/reading readiness – 421 programs were held with 9,413 attending.

Job search skill building and resources - 50 programs were held, with 812 attending, plus numerous other job search tools available in the library.

Technology resources and training – formal and informal training and assistance—mainly one on one—on a continuous basis. 24 formal sessions were held with 107 attending. There were approximate 1500 informal training and assistance transactions.

Summer reading incentives for maintaining reading skills over the summer break – 34 programs with 1,619 participants.

There are approximately 137,450 items in the collection.

### 20. Can space be reduced with the transition of library materials to digital?

- The library will adapt as things change. At this point there is still a strong demand for physical materials. There is also a strong demand for library programs and comfortable space to use the library alone and with others. The renovation provides for flexibility as we move forward.

### 21. What will the library look like in 10 years and how are you preparing for this?

- It’s impossible to predict what a library will look like in 10 years, but this renovation is incorporating flexibility and the ability to adapt. The technology and electrical infrastructure built into the library will provide the flexibility to adapt with changing demands and services. The physical space will be configured so that it can also change to meet changing demands by creating an open floor plan and utilizing moveable book stacks and partitions.

### 22. Will the library be open while the renovation is underway?

- All options are being explored. The library will most likely relocate temporarily and services will continue. There will be some inconveniences but the library staff will do the best they can to provide full library services.

### 23. Why aren’t you making the library bigger?

- The library is staying within its current footprint, with no options for expanding. The current footprint space is being reassigned and reconfigured to meet the changing needs of the community for services including more technology, more seating, study rooms, a flexible space for children’s programming, and an expanded teen space.
24. Will there be a drive up book return?
   - The plan includes a book drop in the parking garage. You will still have to get out of your car to return items, but you will be able to get very close and it will be protected from the weather.

25. What library services will be improved in the renovated building?
   - There will be more flexibility in children’s programming, with an enlarged programming area in the Children’s Room. The Children’s Room will be an improved area for children to use the library with their parents, grandparents, and caregivers.
   - There will be additional room for teens to use the library for homework and collaborative projects.
   - Comfortable and welcoming space will be available for people to use the library for quiet concentration, small group work, and conversations. The library will have gathering spaces for all ages.
   - The plan includes improved access and infrastructure for technology.
   - This project includes responses to the needs most often expressed in the public survey – natural lighting, comfortable space for people of all ages, access to information, and access to collections.
   - A new entrance to the library is planned off of Kennelley Park.

Cost

26. How much will this project cost?
   - The current estimated cost is 4.514 million with a plan to spend $200,000 of reserves to a net estimated cost of 4.314 million. The average home that is assessed at $200,000 will have a monthly cost of $2.38.

27. Will this be bonded? If so what are the bonding costs and terms?
   - Yes, this project will be bonded if there is a positive vote. The terms are expected to be 13 years at an interest rate of somewhere between 3% and 4%.

28. Is this a good time to borrow money?
   - Yes, interest rates are currently very low.

29. How will this impact staffing?
   - Current staffing levels will be maintained. Staffing levels are reviewed and evaluated annually.

30. Will you be doing any fund-raising?
   - The Library will be exploring grants opportunities. Fund-raising will be used to enhance the project.
Project

31. When will construction start?
   - Detailed specs will be developed, bids will be written, sent out, and awarded before construction starts. The actual construction will probably start in the fall.

32. How long will the renovation take?
   - The renovation will take approximately 6 months to complete, once construction has begun.

33. Where will the temporary library be located? What services will be available?
   - The temporary library will be located somewhere within the Fairport School District boundaries, but a location will not be secured until the referendum vote is passed. The staff will plan to make as much of the collection available as possible under the constraints of the temporary space. Programming and outreach may be possible in other locations.

34. Can the library extend into the park?
   - There are no plans to extend into the park.

35. Will the renovation provide energy conservation?
   - Architects and engineers will use the best technology available, at the right cost. New mechanicals will be much more energy efficient.

36. How did you decide what to put in to the renovated library?
   - The decisions were made based on input from the community in the form of meetings, a survey, and one-on-one conversations. Many other libraries were visited and evaluated. An architect who is a specialist in library design worked with the board and the staff to plan the renovation.

37. When do I vote? Where?
   - The vote will be held on Tuesday May 20th from 7 am to 9 pm at Johanna Perrin Middle School with the regular School District and Library budget vote.

38. What will happen if the referendum passes?
   - Detailed plans will be developed; bids will be let and awarded. Construction is planned for the fall.

39. What will happen if the referendum does not pass?
   - Necessary repairs to dated equipment may be implemented while the Board will determine a new direction based on community response.
40. Why isn’t there more space for staff, collection material, and programmable area?

- The Library will be staying in the same space. In order to improve services, compromises in the allocation of space had to be made.

41. Are permits or approvals needed?

- The Village Planning Board, the Village Board, and the State Department of Education will need to approve the plans.

42. What are the highlights of the space?

- More and improved space for people, additional natural light, improved spaces for children, teens, and technology.

43. What are the key advantages?

- Key advantages include increased and flexible space for children and teens, space for comfortable seating for adults, more natural light, added study space, and increased infrastructure for technology.

44. What do you hope to get out of this?

- The plan is designed to provide improved library services to this community and the flexibility to meet the changing demand for library services in the future.

45. Will there be a Coffee shop?

- There are no plans to include a coffee shop at this time. There are several places to purchase coffee within a comfortable walking distance of the library.

46. Can the upstairs space be used for the public?

- In order to provide safe and secure space in a building that serves the public, the upstairs space would have to be supervised by library staff. The decision was made to move some staff space upstairs, freeing additional public space on the first floor.

3/25/2014