

Making Our Library Accessible to all Residents: Overdue

September 10, 2013



A Proud History



Since 1913, our library has been an important center of the community

It has been at the same location since 1927

In those 86 years, there have been no major changes to the building

This is Good...

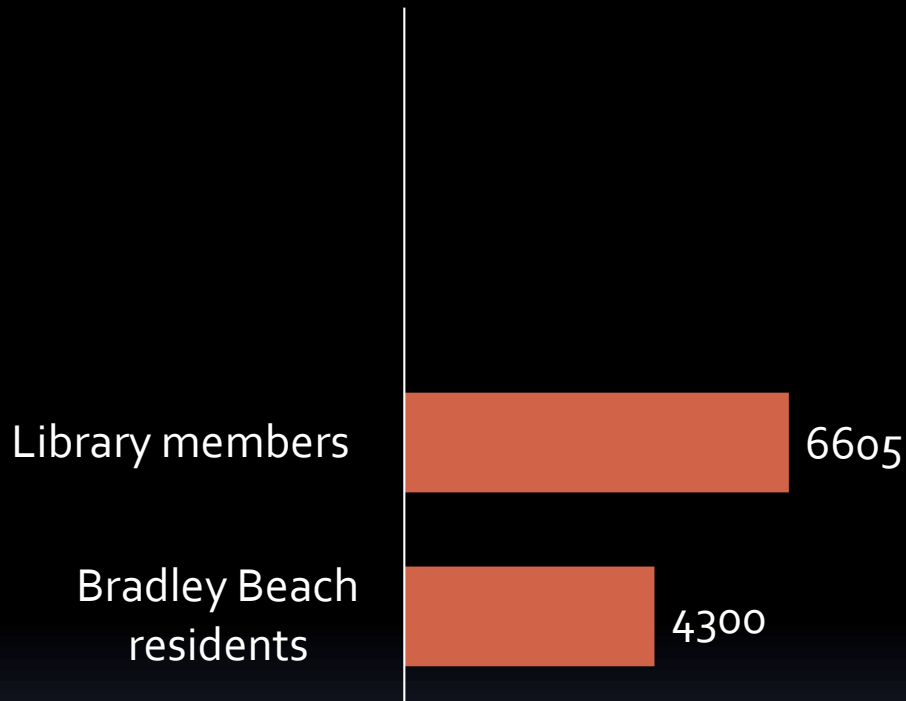


...and Bad

Difficult to get into and around the building



Our Reach is Extraordinary



- In a town with 4,300 residents, we have 6,600 members
- That's a library service rate of 150%
- The norm is between 30 and 60%

We Had 45,167 Visits in 2012

That's more people than a sold-out Mets game

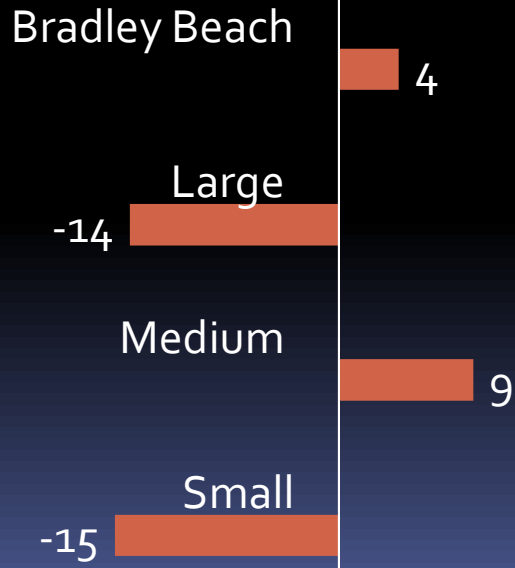


And double the number of Library visits in 2011

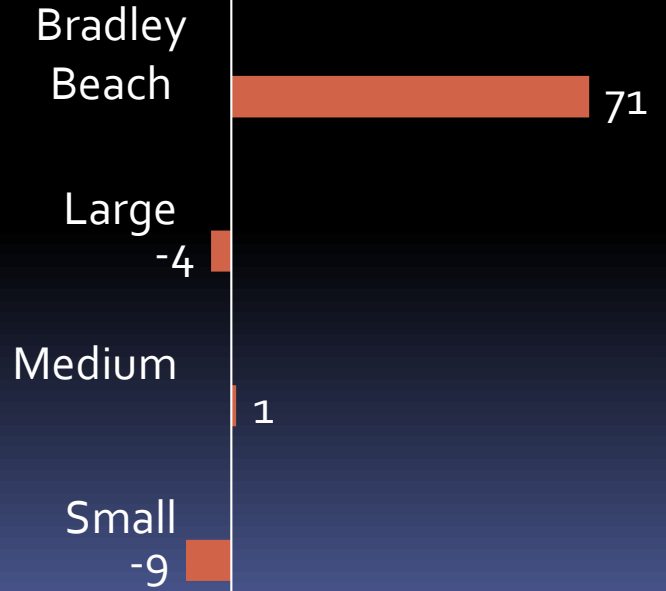
One of the Fastest-Growing Libraries

Circulation

Comparison of change over 2 years with large, medium, small Monmouth County libraries (%)



Program attendance



Everybody Loves Our Library

Survey says!

Having a library is very important to residents. They

- appreciate the service, atmosphere and location
- enjoy the programs
- are proud of our historic building



Libraries are a Good Value

Besides providing books, culture and community meeting place, libraries add real economic value

Studies in several states found the return on each dollar of library funding was between \$2 and \$7.

A Pennsylvania study found that values of homes within a mile of a library were almost \$10,000 higher

Our Success is a Happy Problem

We use every bit of space

The more programs and outreach we do, the more people come to the library



To Find a Solution...

The borough hired a leading architectural firm, Mills & Schnoering

They identified three major problems:

- Getting into the building
- Getting around the building
 - Especially downstairs, where the only bathroom, children's library and meeting room are
- No fire exit on first floor



Getting Into and Out of Our Library

No accessible path to
and into building

No second fire exit from
first floor



Barriers

Getting Around Our Library

- Steep and narrow stair not code compliant
- No elevator for accessibility between levels
- Only public toilet is on level that is not accessible



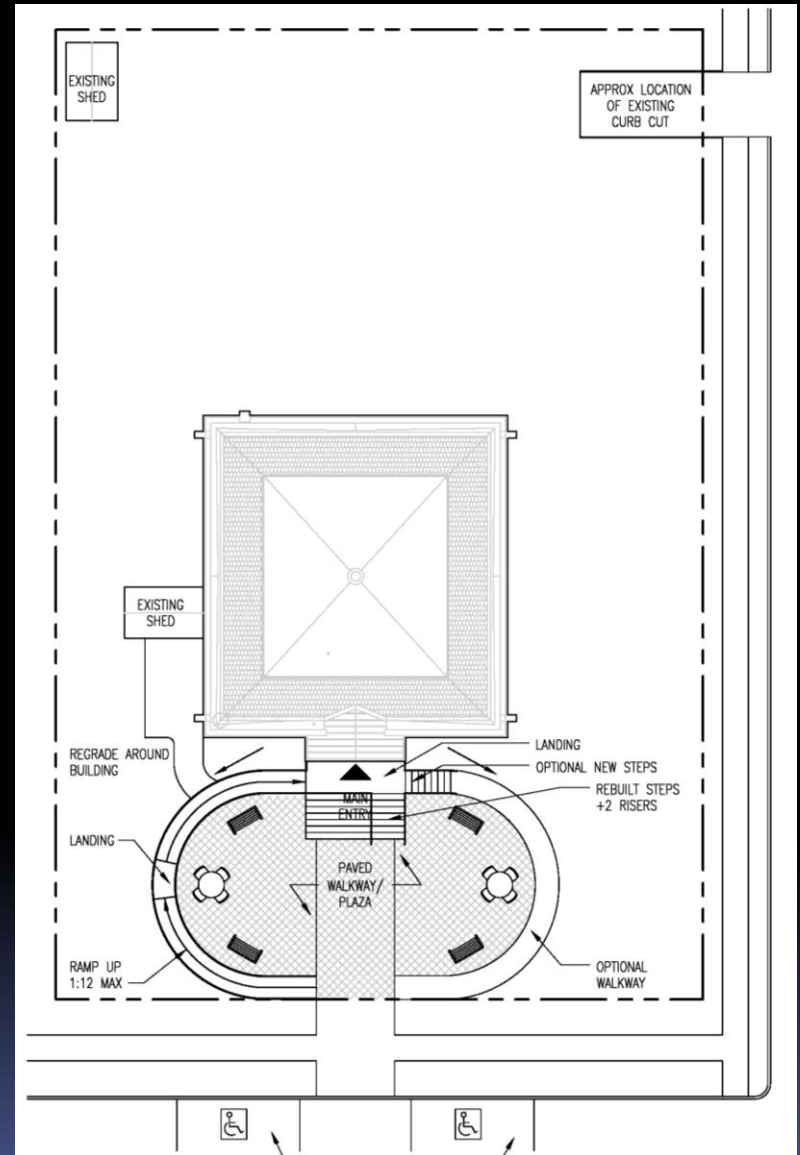
Barriers

Getting Into Our Library

M&S provided plans that included:

- Ramps to the basement, west elevation and front of building
- Lifts at the rear basement and the front of building

Estimated costs of these options ranged from \$100,000 to \$350,000



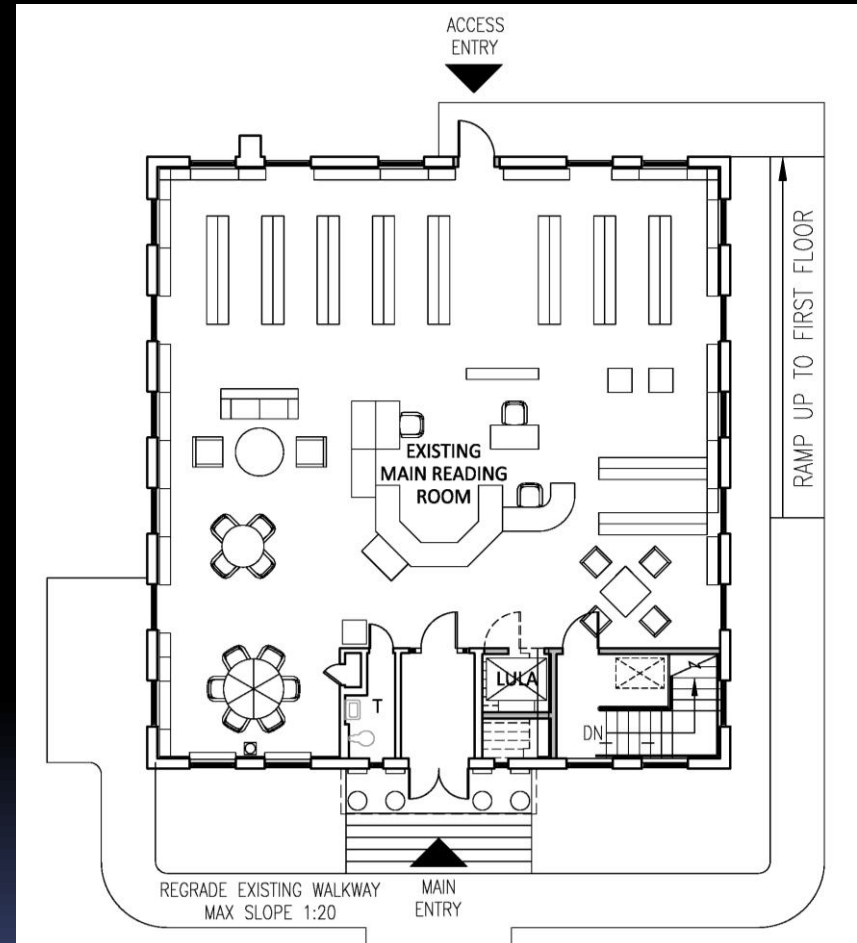
Solutions

Getting Around Our Library

M & S developed several ways to improve access in our Library

All options included an elevator and stair

- Within the existing building
 - Cost between \$200,000 and \$300,000
 - Cut currently used space about 20%
- Outside the existing building
 - Cost between \$450,000 and \$750,000
 - Create 400 to 725 square feet of additional space per floor



Solutions

Best Option to Make Our Library Accessible

The Library Board of Trustees reviewed all options and got input at a public meeting. The approach they chose was neither the most expensive or the cheapest.

They recommend a modest addition that would include:

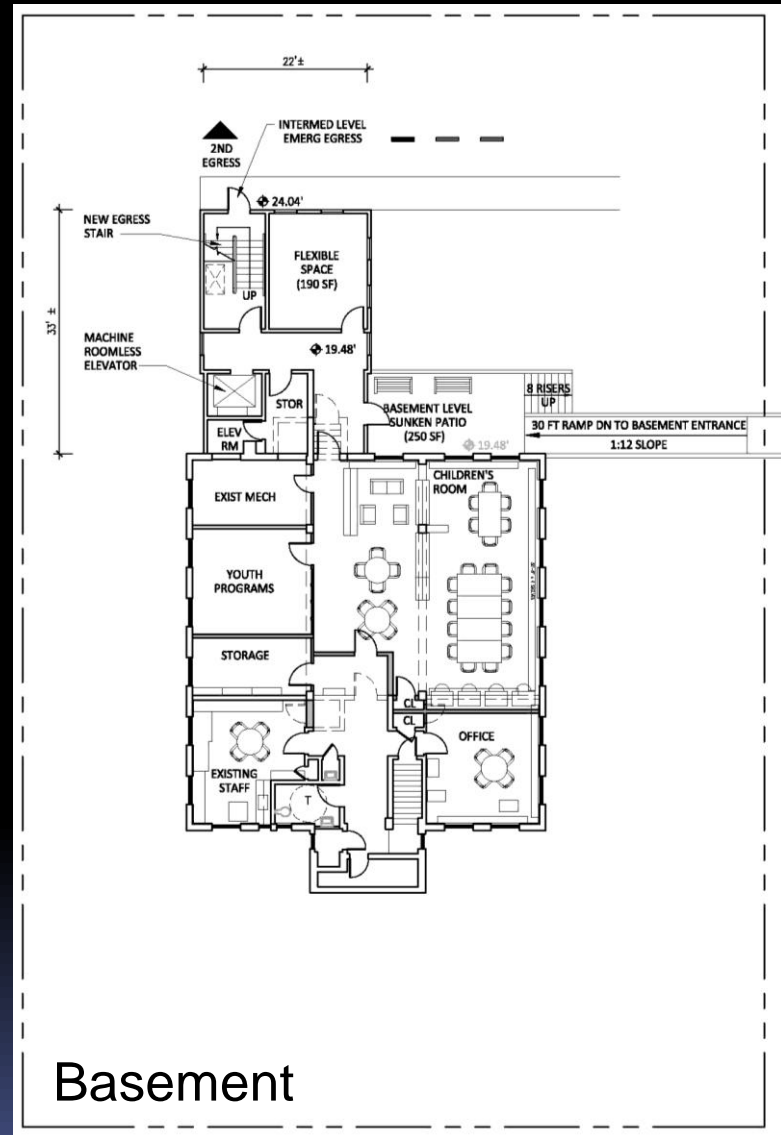
- Accessible entrance from Hammond Avenue down a ramp into the basement
- An elevator and staircase
- Additional room for flexible space and a toilet

Library Accessibility Renovation

Getting Into Our Library

New accessible entrance

- Ramp from Hammond Avenue to basement
- On-street parking

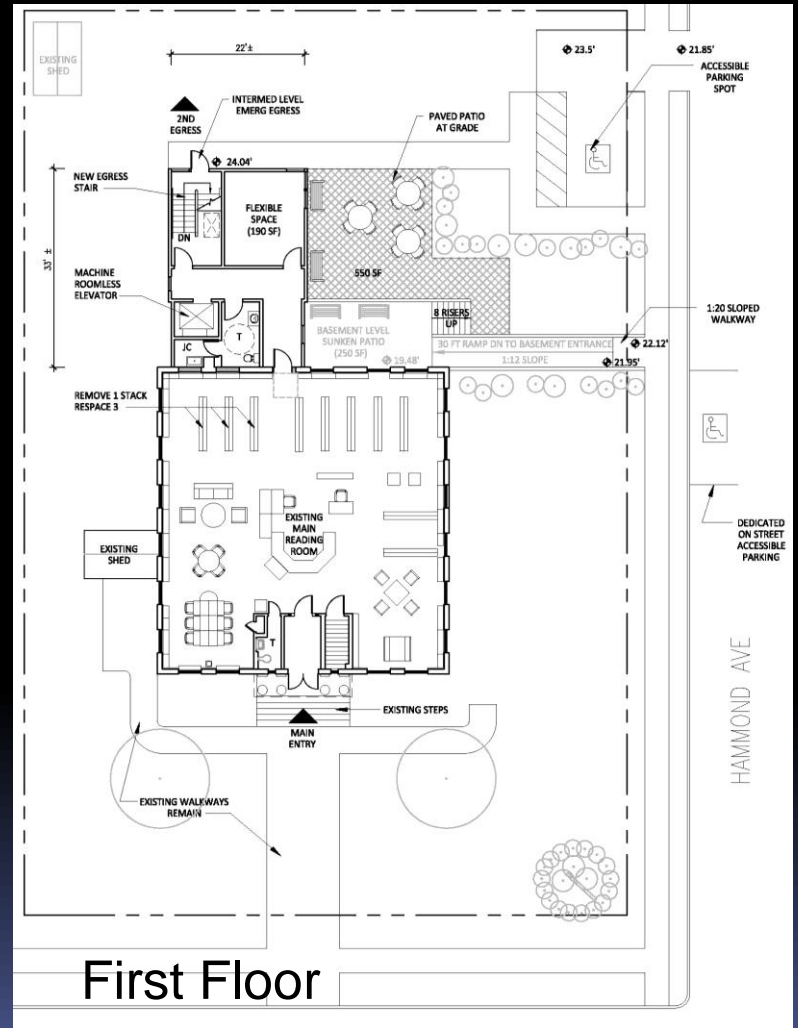


Library Accessibility Renovation

Getting Around Our Library

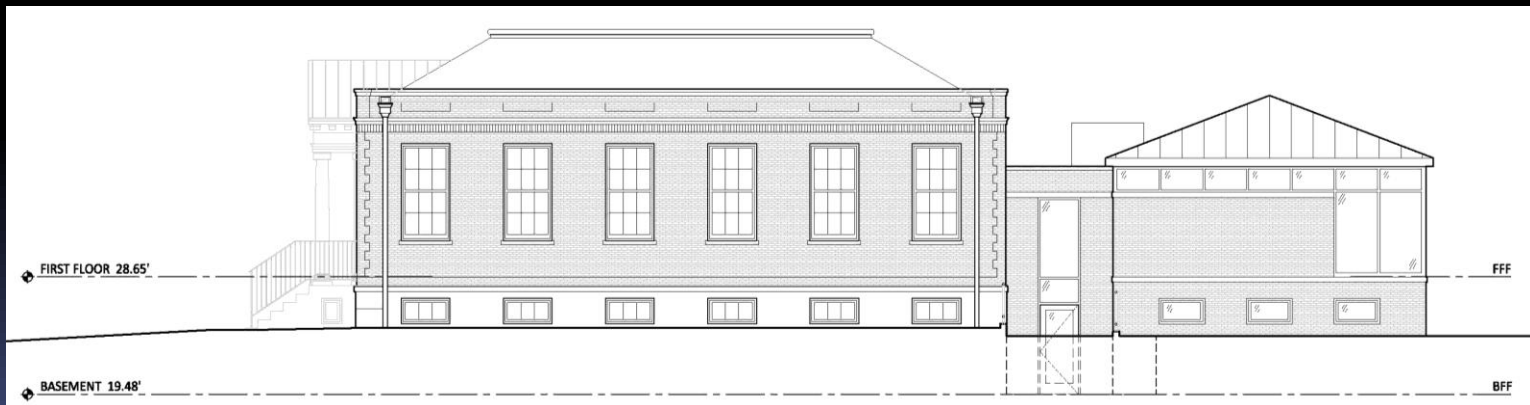
The modest addition includes:

- Elevator and egress stair
- Accessible unisex toilet room
- 190 square feet of flexible space on each floor



Library Accessibility Renovation

View from the Back and Side



Library Accessibility Renovation

Cost

ADA expansion (\$319/square foot)	\$461,850
ADA improvements/renovations	53,730
Site improvements	88,180
General conditions / OH&P (20%)	121,240
Bond (2%)	15,000
Contingency	111,000
TOTAL:	\$851,000

Library Accessibility Renovation

Library is a Reliable Partner

- Prudently uses municipal funds to provide a broad range of services for the entire community
- In recent years, has provided more than \$450,000 for tax relief
 - These funds were being saved for ADA renovation
 - Tax relief ends this year
- In light of its current indebtedness, the library is willing to make debt payments on this renovation through 2017 when borough will be under its debt cap



CONCLUSIONS

- Our library is one of the borough's most thriving institutions
- We are the only public building that does not meet ADA requirements
- \$850,000 is a reasonable cost
- The modest addition makes the library accessible to the entire community, creates additional space, and gets the library ready for the next century
- The Library is willing to share debt servicing so all of our citizens don't have to wait years to be able to use their library



An Accessible Library for All of Bradley Beach