

Facility Plan

Approved November 18, 2009

Revised and Approved December 10, 2010

Revised and Approved July 13, 2015

Age of Major Systems

System	Age	Preventative Maintenance Schedule	Responsibility	Replacement Schedule
Air Conditioner	Installed in 2004	<ul style="list-style-type: none"> ▪ Clean around compressor ▪ Clean filters ▪ Blow out condensate line 	B&G	As needed
Furnace	Replaced in 2005	<ul style="list-style-type: none"> ▪ Flush sludge every month ▪ Tune up/ check up every year 	B&G Valley Oil	As needed
Roof	Front roof: 6 years Back roof: 35 years	Gutters cleaned every fall	B& G committee Vanguard Roofing	As needed
Plumbing	Parts replaced in 2007 & 2008	Visual check of pipes every year	B&G committee C& E Rothermel, plumbers	As needed
Wiring	Some wiring Was redone in 2007 & 2008. Upgraded electrical system and installed new panels & fire alarm system in March 2016.	Electrician has recently evaluated wiring all lights in library and deemed them safe and up to date as of March 2016.	Jack Scheriff, Scheriff Electric Inc.	As needed
Oil Tanks, Buried	Removed in 10/94			
Septic	Emptied and filled in fall 2014. The library is now			

	on village septic system.			
--	------------------------------	--	--	--

Housekeeping Standards

The library receives a perfunctory cleaning twice a week that includes cleaning the bathroom, vacuuming, emptying the trash, and light dusting of exposed surfaces. Garbage is placed in an outside can and brought to the curb by staff each Wednesday evening with recyclables. Garbage stickers (for large bags, current price is \$2.50 per sticker) are purchased from Village Hall or Stewart's as needed by the office manager.

Major Repairs Needed

There are no major repairs needed at this time.

Code Compliance (Local, Fire Code, ADA)

The library is in known violation of the following codes, which will be addressed in our architect's recommendations:

- Fire Code: Fire exits need to be marked and fire alarms should be installed
- ADA: Although the library entrance was redone in 2005 to allow for handicapped accessibility, the bathroom is not accessible.

Energy Consumption Assessment

In July 2008, the library has an energy audit performed by L&S Energy Services. The recommendations in that report include: replacing incandescent lighting with CFLs; upgrading T-12 fixtures with new T-* lamps and ballasts; and installing exterior storm windows. To date, all the incandescent lighting but one bulb have been replaced with CFLs. Our electricity consumption is now roughly half what it was at the end of 2008.

Prioritized List of Renovation Projects

1. Update electrical service to accommodate planned expansions and rewire
2. Build a quiet reading room off the east end of the building

Prioritized List of Energy Efficiency Projects

1. Upgrade fixtures and wiring with new, more energy efficient versions

Plan for Expansion

The library is currently working with Butler, Rowland, Mays Architects LLP of Ballston Spa to begin the process of modernizing the Library to meet the needs of our community. BRMA has completed the most comprehensive review of the Library since the present building was constructed in the 1930's. The board chose BRMA because of their extensive record of successfully designing and executing building projects for public libraries and historic buildings.

The library is committed to remaining on its existing site, in its existing building, which is integral to its history and identity. In order to accommodate current and anticipated needs, the library has undertaken a capital project to expand the building to a total of 6,400 square feet. The library has

worked with BRMA and consulted with the Mid-Hudson Library System to develop plans for an expansion that would best serve its service area goals.

The goals of the project are as follows:

- Increase space for collections and technology;
- Create areas for a variety of simultaneous patron uses, such as lectures for adults and children's story times;
- Allow for separation of the environment for adults, children, and young adults;
- Provide a dedicated program room for activities, performances, and meetings;
- Create a more accommodating office space for the staff that is both private and secure;
- Offer expanded and better located rest room facilities; and
- Make the building fully accessible to all patrons.

These goals are at the heart of the vision for the Library's future; while the mission remains the same, the scale and means by which it fulfills that mission have been transformed. The Library exists to ensure universal access to information and to connect the community to the world of knowledge. In this way, it helps individuals to achieve their goals and be successful at home, school or in the workplace. As a modern library, it also serves an important role as a vital center of the community.

The estimated cost for this project is \$2.4 million. The library is currently engaged in a capital campaign to raise that amount from the community.