



2017 MHLS Facilities Projects with Matching Funds from Library Construction Program
Revisions Based on Bids – Revisions Highlighted in YELLOW

Project Abstract

Provide a brief description of the construction project. Note: The Project Abstract field is limited to a maximum of 150 characters, including spaces.

Improve energy conservation and increase usable public space by renovation of MHLS Auditorium to support public meetings, online meetings, and online presentation services. - Phase I

Description of Project

Include a complete description of the project for which applicant is requesting funding. If this project is part of a larger project during this grant funding period (July 1, 2017 - June 30, 2020), please describe the entire project. When a project is part of a larger project identify both clearly so that the application project can be easily identified within the larger project description. Describe construction activities including the intended physical alteration or improvement to the building.

Improve energy conservation and increase usable public space and by renovation of MHLS Auditorium to support public meetings, online meetings, and online presentation services.

The MHLS Auditorium is an approximately 4,000 square foot facility of brick, masonry and wood, which was constructed in 1902. All events are held on the main floor. The main floor includes a stage, a large open meeting hall, recently renovated handicap-accessible bathrooms, and refreshment facilities. The basement is used for storage.

The MHLS Auditorium hosts approximately 100 events per year including: (1) MHLS Continuing Education and Training Program workshops/presentations; (2) meetings of the MHLS Board of Trustees and their committees; (3) meetings of the MHLS Directors Associations and their committees; (4) Poughkeepsie Public Library District public programs; and (5) MHLS community organization partnership events.

The MHLS Auditorium renovation will be conducted in three phases.

- The three phase project to improve energy conservation will include: (1) replacement of 25 windows with Energy Star certified windows; (2) replacement of suspended ceiling tiles with Green Seal certified and R-Factor rated titles; (3) replacement of lighting systems with



Energy Star certified fixtures; (4) install Energy Star rated sump pump and PVC drainage pipe; and (5) replacement of dehumidifier with centrally ducted Energy Star rated dehumidifier.

- The three phase project to increase usable public space by renovation of MHLS Auditorium to support public meetings, online meetings, and online presentation services will include: (1) construction of an enclosed and climate controlled room for IT and online meeting/presentation equipment; (2) replacement of carpet with Green Seal Certified carpet tiles; (3) purchase of IT and online meeting/presentation equipment; (4) purchase of meeting room furniture which supports online meetings and presentations; (6) refreshment area renovation; and (7) interior painting.

Phase I of the renovation of MHLS Auditorium will provide:

1. Energy Efficient Windows

- New windows will meet Energy Star specifications for the Northern Climate Zone requiring a U-Factor rating ≤ 0.27 or a U-Factor rating $= 0.28$ and a SHGC rating ≥ 0.32 , or a U-Factor rating $= 0.29$ and a SHGC rating ≥ 0.37 , or a U-Factor rating $= 0.30$ and a SHGC rating ≥ 0.42 .
- Contractor will install twenty five (25) new windows with necessary flashings, trim, drip cap and related components to prevent water intrusion into wall assembly. Windows will be installed in strict compliance with window manufacturer's guidelines and at the time and under conditions that will ensure the best possible results. Contractor will maintain conditions required for product performance until substantial completion and conduct construction operations so no part of the work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy. Contractor will provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the work, allowing for building movement, including thermal expansion and contraction. All work shall comply with current applicable codes including OSHA and DOL compliance.

2. Asbestos Abatement Services

- Removal of Asbestos Containing Materials (ACM) as per scope of work provided by Quality Environmental Solutions & Technologies, Inc. (QuES&T). Scope of work consists of removal & disposal of twenty-five (25) existing windows with approximately 845 LF (total) of non-friable asbestos-containing Window-Glass Perimeter Glazing Compounds (glass-to-metal/wood) and approximately 425 LF (total) of non-friable asbestos containing Window Frame Perimeter



Caulks (frame-to-building junctions). Abatement contractor will provide temporary security and environmental protection throughout all remaining openings, as required; be responsible for all demolition required to access material(s), as well as for providing all equipment necessary to access material(s). Abatement contractor will work during normal work hours/days and off hours as mandated by the job; remove debris during normal work hours/days and off hours as mandated by the job; provide full and proper dust control required during the entire job; and transport debris in enclosed and dust tight containers.

- Testing will be performed by Quality Environmental Solutions & Technologies (QuES&T) of Wappinger Falls, New York, and conducted by AmeriSci New York of 117 East 30th Street, New York, New York. QuES&T will also provide assistance in identifying potential asbestos abatement contractors.
- Project Management will be coordinated by QuES&T in accordance with OSHA Regulations, including all required monitoring, and New York State Department of Labor Industrial Code Rule (IRC) 56. Project management will ensure asbestos liability insurance of \$10 million per occurrence and \$25 million in the aggregate for pollution; abatement is conducted by a licensed and fully certified asbestos abatement contractor; proper air monitoring during all abatement measures; and all asbestos waste will be removed from the site by a fully licensed and insured waste hauler and properly disposed of at an EPA-approved landfill or facility.
- A detailed post-job submittal package shall be provided at the end of the project that includes:
 - Asbestos waste manifests, signed by the landfill operator.
 - Asbestos abatement New York State Department of Labor Notifications.

Impact of Project

Describe how the project will address one or more of the following Public Library Construction Grant Program priorities:

- increased effectiveness of library service due to increased and/or improved building space and capacity
- more efficient utilization of the building such areas as energy conservation and increased staff efficiency
- improved access to and use of building services by all library users, including those with physical disabilities
- provision of library services to geographically isolated or economically disadvantaged communities

Improve energy conservation and increase usable public space by renovation of MHLS Auditorium to support public meetings, online meetings, and online presentation services. - Phase I

- Energy Efficient Windows - Replacement of the Auditorium windows will increase the energy efficiency of the building and improve the control of the interior environment.
- Asbestos Removal – The removal of Asbestos Containing Materials (ACM) eliminates the



threat of asbestos exposure.

Timetable

The timetable should be as specific as possible, indicating the projected beginning date for the project; the duration of the proposed construction/renovation, and the projected beginning and ending dates for all contractual services; and schedules for all other significant activities impacting the project. The timetable should list all related project activities taking place during the grant funding period (July 1, 2017 - June 30, 2020), broken down by year.

Auditorium Renovation/Phase I

DATE	ACTION
September 1, 2016	RFP issued for asbestos abatement services
September 1, 2016	RFP issued for window installation services
September 15, 2016	Certified and licensed contractor hired to monitor and review plans, provide third-party air-monitoring for asbestos abatement
September 28, 2016	Work awarded to window installation contractor and windows ordered
October 3, 2016	Work awarded to certified and licensed asbestos abatement contractor for asbestos abatement and required notifications and permits are filed
November 1, 2016	Work by asbestos abatement contractor begins to remove windows and related materials containing asbestos
November 2, 2016	Work by window installation contractor begins to install windows and related insulation, trim, and painting
November 8, 2016	Asbestos abatement completed
December 14, 2016	Window installation completed

AUDITORIUM RENOVATION/PHASE I - REVISED

DATE	ACTION
DECEMBER 18, 2016	RFP ISSUED FOR ASBESTOS ABATEMENT SERVICES
DECEMBER 19, 2016	RFP ISSUED FOR WINDOW INSTALLATION PROJECT INCLUDING ASBESTOS ABATEMENT
JANUARY 17, 2016	VENDOR BIDS DUE FOR WINDOW INSTALLATION PROJECT INCLUDING ASBESTOS ABATEMENT
JANUARY 18, 2016	VENDOR BIDS DUE FOR ASBESTOS ABATEMENT SERVICES
JANUARY 28, 2017	MHLS BOARD REVIEWS REVISED PROJECT COST



DATE	ACTION
WEEK JANUARY 30, 2017	ASSESSMENT OF TWO VENDORS SELECTED AS FINALIST
FEBRUARY 6, 2017	BASED ON MHLS BOARD APPROVAL OF REVISED PROJECT COST – VENDOR CONTRACT SIGNED
APRIL 4, 2017	WINDOW INSTALLATION PROJECT INCLUDING ASBESTOS ABATEMENT COMPLETED

Budget Narrative

Description of budget requests, vendor costs. Please associate the proposed vendor with the construction or renovation work and cost. Describe all items entered on the Project Budget pages. The Budget Narrative must match the Project Budget entries and attached quotes exactly. If the vendor quotes contain options, the narrative must indicate those options and the associated dollar value.

Auditorium Renovation/Phase I = \$92,879

Window Replacement - EcoBuilders Inc. - \$59,608

Asbestos Abatement - Northeast Construction & Abatement - \$24,450

Asbestos Testing, Specifications, Project Management and Monitoring - Quality Environmental Solutions & Technologies, Inc. (QuES&T) — \$8,821

Testing = \$3,377 (\$1,785+\$1,592)

Specifications = \$3,800 (\$2,000+\$1,800)

Project Management and Monitor = \$1,644

- **Window Replacement - \$59,608:** Window replacement vendor will establish a construction area which protects the public and existing finishes from damage. After the site is secure, abatement complete, and the windows delivered the rough openings will be fabricated and installation of the new windows with all necessary interior and exterior finishes will begin. Final painting and cleaning will be performed after installation is complete.
 - Twenty-five (25) Energy Star rated windows will be installed:
 - Fifteen (15) 3'6" x 4'10" Double Hung Energy Star windows will be purchased and installed.
 - Four (4) 3'0" x 5'0" Double Hung Energy Star window will be purchased and installed
 - Two (2) 1'6" x 3'4" Double Hung Energy Star windows will be purchased and installed
 - Two (2) 3'6" x 5'0" Double Hung Energy Star windows will be purchased and installed
 - Two (2) 3'6" x 2'6" Double Hung Energy Star windows will be purchased and installed
- **Asbestos Abatement - \$24,450:** Asbestos abatement vendor will remove Asbestos Containing



Materials (ACM) as per scope of work provided by Quality Environmental Solutions & Technologies, Inc. Scope of work consists of removal & disposal of twenty-five (25) existing Windows with approximately 845 LF (total) of non-friable asbestos-containing Window-Glass Perimeter Glazing Compounds (glass-to-metal/wood) and approximately 425 LF (total) of non-friable asbestos containing Window Frame Perimeter Caulks (frame-to-building junctions). Abatement Contractor shall provide temporary security and environmental protection throughout all remaining openings, as required. Abatement Contractor responsible for all demolition required to access material(s), as well as for providing all equipment necessary to access material(s). Work may take place during normal work hours/days and off hours as mandated by the job. Debris removal may take place during normal work hours/days and off hours as mandated by the job. Full and proper dust control is required during the entire job and debris transport must be in enclosed and dust tight containers.

- **Asbestos Testing, Specifications, Project Management and Monitoring - Quality Environmental Solutions & Technologies, Inc. (QuES&T) -- \$8,821:**

- Testing = \$3,377 (\$1,785+\$1,592)

Quality Environmental Solutions & Technologies, Inc. (QuES&T) will provide pre-renovation asbestos and lead testing.

- Asbestos Inspector Labor (2 Inspectors, 1 Days @ \$500/Day) \$ 1,000.00
- Technician Ass't Labor (1 Tech, 1 Day @ \$250/day) \$ 250.00
- XRF Lead Analyzer Equipment (1 Day @ \$175/day) \$ 175.00
- 1 – Final Asbestos Report w/SmartDraw Drawings \$ 250.00
- 1 – Final XRF Lead Report w/o Drawings \$ 100.00
- Travel & Misc. Materials \$ 10.00
- Total \$1,785
- Standard TAT PLM Bulk Sample Analysis 198.1 (20 @ \$14/layer) \$ 280.00
- Standard TAT QTEM/PLM Bulk Sample Analysis (32 @ \$41/layer) \$ 1,312.00
- Total \$1,592

- Specifications = \$3,800 (\$2,000+\$1,800)

Quality Environmental Solutions & Technologies, Inc. (QuES&T) will provide abatement design services.



- Preparation of one (1) Asbestos Abatement Specification for BID Issue & Develop Contract Bid Documents to support the abatement project at 105 Market Street, Poughkeepsie, NY 12601. \$ 2,000
 - Petition for Variance (if necessary)
 - Development & Preparation of one (1) Petition for NYSDOL Site-Specific Variance to address removal & disposal of Asbestos-containing Materials (ACM) \$ 1,800
 - Total \$3,800
- Project Management & Air Monitoring = \$1,644
- Quality Environmental Solutions & Technologies, Inc. (QuES&T) will provide asbestos abatement management and monitoring services.
- Supervision of Abatement Activities (Combined Project Monitor/Air Sampling Technician)
 - Perform project monitoring, inspection and acceptance of the work.
 - Provide coordination to ensure timely completion of the asbestos removal.
 - Review construction phasing plans and assist in the coordination of the activities of the various contractors and building occupants to ensure compliance with applicable federal, state and municipal regulatory requirements and bid specifications.
 - Complete work step lists and documentation packages for final closeout.
 - Third Party Asbestos Air Monitoring (if required/requested)
 - Provide collection and laboratory analysis of the required air samples, in conjunction with Item 1, on a cost per sample basis. To maintain compliance with the requirements of 56-4.3, analysis of the air samples shall be by "an independent laboratory conforming to the requirements of 12 NYCRR 56-4.2". The sampling frequency will be as specified in Title 12 NYCRR Rule 56; Subpart 56-4 and any NYS DOL Applicable Variance or Site Specific Variances utilized in the conduct of this project
 - Project Management Labor (1 PM, 2 Hours @ \$90/hour) No Charge
 - Project Monitor "Weekday" Labor (1 Tech, 4 Shifts @ \$400/shift) \$ 1,600.00
 - Travel & Misc. Materials (4 Days @ \$11/day) \$ 44.00
 - Total \$ 1,644.00
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Mid-Hudson Library System

103 Market Street, Poughkeepsie, New York 12601 | tel 845.471.6060 | fax 845.454.5940 | <http://midhudson.org>

SELECTED VENDOR - FINALISTS

- ✓ MAEDA CONSTRUCTION INC., STAATSBURG NY - \$118,784
- ✓ BARONE CONSTRUCTION GROUP, INC., HIGHLAND NY - \$119,000

REQUEST TO MHLS BOARD FOR REVISED PROJECT COST

- ✓ ADJUSTMENT FROM ESTIMATED \$84,058 (WINDOWS & ABATEMENT) TO VENDOR BID OF UP TO \$119,000 (WINDOWS & ABATEMENT)