

MHLS Application (FY2011-2012)

State Aid for Public Library Construction

Project: MHLS Auditorium: Exterior Project

Total Project Cost: \$65,759

Recommended Award Amount: \$32,879

Project Description:

The MHLS Auditorium: Exterior Project encompasses work necessary to restore, rehabilitate and upgrade the exteriors of the Mid-Hudson Library System's Frank Van Zanten Auditorium.

The scope of work includes two components:

(1) **The rehabilitation of the façade of the building.** This masonry and carpentry work will include the restoration of the various materials that make up the façade of the Auditorium - stucco, cedar shingles, concrete block wood and metal trim work. The contractor will address all questionable areas including doors, windows, trim/fascia, soffits/overhangs, entrance ceiling, painted concrete block and the handrails.

This holistic approach to dealing with the façade will allow the contractors to extend the good work already begun in a previous project to tighten the building envelope to address energy efficiency concerns and continues to work through the recommendations made by the New York State Energy Research & Development Authority (NYSERDA) after their audit of our facilities. The restoration will include work to seal up cracks that are currently allowing air and moisture infiltration to the interior of the facility. This will improve interior air quality and increase the energy efficiency of the facility.

(2) **The installation of a new roof.** Work will be completed to refurbish the roof decking, seal up gaps and install new, more energy efficient roofing material. Rotten and soft wood will be removed and replaced, three previous layers of shingles will be removed and loose boards will be refastened.

Given the more complex design of our roof compared to most modern buildings the new roofing materials will include ice and water damage protection on all eaves, protrusions and valleys in accordance with all building codes. This will prevent future ice damming from getting to the plywood decking. In addition, a layer of material, Deck-Armor, will be applied to allow the plywood beneath to breathe. This will extend the health of the plywood as it will be able to dry should it come into contact with water from ice buildup or if a shingle were to come loose or fall off altogether. A starter shingle will also be applied to seal shingles to the end of the roof and protect shingles from wind up-lift.

Work will be done to seal the area surrounding the chimney and vent stack. A new step and counter flashing at the base of the chimney will be installed. The vent stack flashing will be replaced to seal around plumbing pipes that penetrate through the roof. In both cases this will prevent water and unwanted air infiltration from entering the building from the roof. This further increases the energy efficiency of the building envelope.