



2015 MHLS Facilities Projects with Matching Funds from Library Construction Program

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.

Auditorium Basement Asbestos Abatement (Phase Two) & Condenser/Furnace

Complete Phase II of asbestos abatement of the MHLS Auditorium Basement. Replace the Auditorium's 23 year old Lennox condenser and the 24 year old Lennox furnace with units meeting MHLS energy conservation useful life maintenance guidelines.

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, 2013 - June 30, 2016), 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.

Auditorium Basement Asbestos Abatement (Phase Two)

The MHLS Board approved in 2012 the removal of broken and cracked asbestos flooring and mastic to allow approximately 2,000 square feet of space in the Mid-Hudson Auditorium basement to be used as safe and secure storage of materials presently located on the third-floor of the Mid-Hudson Office Building. The initial project to remove broken and cracked asbestos flooring was funded in 2013 and completed in 2014. The Auditorium Basement Asbestos Abatement (Phase Two) will remove asbestos containing wall joint compound, asbestos containing pipe insulation, asbestos containing fire barrier, and asbestos containing mortar used to close an old furnace exhaust. Creating a safe and secure storage area in the basement allows the use of the 3rd floor of the MHLS Office Building as usable public space, which is a MHLS Board Construction Grant Funding Priority.

The MHLS Auditorium is an approximately 4,000 square foot facility of brick, masonry and wood, which was constructed in 1902. It is used for large and small-group meetings and training by MHLS and its member libraries, as well as, a primary program/event space by the Poughkeepsie Public Library District. All meetings and training are conducted on its main floor. The main floor includes a stage, a large open meeting hall, recently renovated handicap-accessible bathrooms and kitchen facilities. The finished areas of the basement were once used for offices and can now be used for storage once the asbestos is removed.

Testing was coordinated by Quality Environmental Solutions & Technologies (QUEST) of Wappinger Falls, New York, and conducted by AmeriSci New York of 117 East 30th Street, New York, New York. QUEST has also provided assistance in identifying potential contractors.



All work is to proceed in accordance with OSHA Regulations, including all required monitoring, and New York State Department of Labor Industrial Code Rule (IRC) 56, as well as asbestos liability insurance of 10 million per occurrence and 25 million in the aggregate for pollution. Abatement shall be conducted by a licensed and fully certified asbestos abatement contractor. Air monitoring during all abatement measures shall be separately contracted. 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:

- Insurance Certificate.
- Asbestos waste manifests, signed by the landfill operator.
- Asbestos abatement New York State Department of Labor Notifications.

Auditorium Condenser and Furnace

Replacement of the MHLS Auditorium's 23 year old Lennox condenser and the 24 year old Lennox furnace with units meeting or exceeding MHLS energy conservation useful life maintenance guidelines. The project will purchase and install two (2) Lennox variable speed two stage 98% natural gas furnace w/ I Comfort compatible, two (2) Lennox evaporator coils to meet Energy Star (2) Lennox XC-21 2 Stage condensers, and two (2) I comfort thermostats to handle each side of equipment. Additionally, separate ductwork at supply and an additional return to handle furnaces will be provided. The replacement of the condenser and furnace would match the MHLS Board Construction Grant Funding Priority to support energy conservation projects.

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

Auditorium Basement Asbestos Abatement/Phase Two

More efficient utilization of the MHLS Auditorium and MHLS Office Building will result from a safe and secure storage area in the MHLS Auditorium Basement, which allows the 3rd floor of the MHLS Office Building to be reassigned as usable public space.

Auditorium Condenser and Furnace

More efficient use of energy will result from the replacement of the MHLS Auditorium's 23 year old Lennox condenser and the 24 year old Lennox furnace. The replacement equipment will adhere to the MHLS energy conservation useful life maintenance guidelines, which are a MHLS Board Construction Grant Funding Priority.



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, 2013 - June 30, 2016), broken down by year.

Auditorium Basement Asbestos Abatement/Phase Two

DATE	ACTION
June 1, 2015	RFP issued for asbestos abatement services
July 1, 2015	Certified and licensed contractor hired to monitor and review plans, provide third-party air-monitoring
August 3, 2015	Specifications finalized, legal notice published
Sept. 1, 2015	Work awarded to certified and licensed asbestos abatement contractor for asbestos abatement
October 1, 2015	Work by asbestos abatement contractor begins for removal of materials containing asbestos
October 10, 2015	Asbestos abatement completed

Auditorium Condenser and Furnace

DATE	ACTION
Jul 1, 2015	RFP issued for purchase and installation of condenser and furnace
Aug 1, 2015	Vendor selected and contract signed
Sep 1, 2015	Condenser and furnace installed

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 Basement Asbestos Abatement/Phase Two = \$52,530

NSC Abatement Services - \$48,000

Quality Environmental Solutions & Technologies, Inc. (QuES&T) - \$4,530

- NSC Abatement Services, Inc. will remove Asbestos Containing Materials (ACM) as per scope of work provided by Quality Environmental Solutions & Technologies, Inc. Scope of work consists of 3,800 SF of sheetrock with asbestos containing joint compound (walls and ceilings), 70 LF pipe insulation/mudded joint packing, 1 SF flue packing, and 5 SF fire blanket. 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. Price includes all labor, materials, filing fees, and waste disposal. Price does not include project/air monitoring.



Mid-Hudson Library System

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

- Quality Environmental Solutions & Technologies, Inc. (QuES&T) will provide asbestos abatement management and monitoring services.
 - Project Manager Labor (1 PM, 3 Hours @ \$90/hour) \$ 270.00
 - Project Monitor “Weekday” Labor (1 Tech, 7 Shifts @ \$400/shift) \$ 2,800.00
 - 24-hr. TAT “Backgr/Prep/Handling” PCM Air Sample Analysis (72 @ \$15/each) \$ 1,080.00
 - 3-hr. TAT “Clearance” PCM Air Sample Analysis (12 @ \$20/each) \$ 240.00
 - Travel & Misc. Materials \$ 140.00
 - Total \$ 4,530.00

Auditorium Condenser and Furnace = \$36,563

T. Webber Plumbing and Heating, Inc., 3365 Route 9, Cold Spring, NY 10516

- Purchase and Install (2) Lennox SLP98UH090XV48C variable speed two stage 98% natural gas furnace w/ I Comfort compatible.
- Purchase and Install (2) Lennox C34-49C-6F evaporator coils to meet Energy Star (2) Lennox XC-21 2 Stage condensers.
- Purchase and Install (2) I comfort thermostats to handle each side of equipment.