

2017 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.

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

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 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 new suspended ceiling system with R-10 insulation value; (3) replacement of lighting systems with energy efficient LED lighting; (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) purchase of IT and online meeting/presentation equipment; (3) purchase of

meeting room furniture which supports online meetings and presentations; (4) renovation of stage, storage, and refreshment areas; (5) replacement of carpet with Green Seal Certified carpet tiles; and (6) interior painting.

Phase I of the renovation of MHLS Auditorium has been completed and resulted in twenty-five (25) Energy Star rated windows replacing windows more than 50 years old, and asbestos abatement as required for the removal of all windows and installation of new windows.

Phase II of the renovation of MHLS Auditorium will provide:

1. Ceiling

- Armstrong OPTIMA Tegular 2'x2' acoustical ceiling tile, Armstrong Silhouette ceiling grid, and celume R-6 Soniguard Acoustic and Thermal insulation will be installed. Ceiling system will have a combined R-10 insulation value.
- Contractor will install 2,200 square feet of suspended ceiling including grid system, ceiling tile, and insulation. The ceiling system will be installed in strict compliance with the 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 governing building and electrical codes, OSHA and DOL.

2. Lighting

- Twenty eight (28) Cree CR22 2'x2' Architectural LED Troffer fixtures will be installed.
- Seven (7) Cree LED recessed downlights will be installed.
- Contractor will install new fixtures with necessary anchors, support wires, and electrical wiring. Fixtures will be installed in strict compliance with lighting fixture 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. 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 governing building and electrical codes, OSHA and DOL.

3. I.T. Room

- Contractor will install necessary framing, electrical wiring, ventilation, insulation, and finishes to construct the I.T. room. Framing will be set to required levels and lines, with members plumb, true to line, cut and fit to other construction. Electrical wiring will be done in a neat and orderly manner providing and installing all wiring and disconnects necessary. Ventilation will be provided in a manner consistent to allow the movement of conditioned air into and out of the I.T room. Insulation will be installed in full contact with the air barrier to minimize thermal bridging, with no gaps, voids or compressions. Finishes will be completed in strict accordance with the manufacturer's instructions to accomplish first class work.
- All work shall comply with current applicable codes including governing building and electrical codes, OSHA and DOL.

4. 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 approximately 1,800 SF of Non-ACM ceiling tiles, below known friable ACM plaster ceiling, as asbestos waste, 65 SF of Sheetrock with asbestos containing joint compound, and installing necessary nailers and top plates for new suspended ceiling system and stud walls in accordance with ICR 56-7.11(f)(4). 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 was 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 \$5 million per occurrence and \$6 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:
 - i) Asbestos waste manifests, signed by the landfill operator.
 - ii) Asbestos abatement New York State Department of Labor Notifications.
- All work shall comply with current applicable codes including governing building and electrical codes, OSHA and DOL.

5. IT & Online Meeting/Presentation Equipment

- The addition of IT & online meeting/presentation equipment will provide the MHLS community with a cloud-based service that will allow the staff and trustees of our 66 member libraries across almost 3,000 square miles to connect live to meetings using video conferencing systems, computers and mobile devices from their remote locations. This will provide our members with current technology for audio-visual connections, thus increasing workplace flexibility, reducing travel budgets, and decreasing our carbon footprint.
- The system includes:
 - i) Video and audio services that will accommodate the unique features of the Auditorium meeting space.
 - ii) Cameras, two-way speakers, and microphones.
 - iii) Streaming and recording of meetings and events.

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

Increased effectiveness of library service due to increased and improved building space and capacity

- Construction of an enclosed and climate controlled IT room, and the purchase/installation of IT and online meeting/presentation equipment, will support online meeting/presentations services for 66 member libraries with staff and trustees located throughout 5 counties and almost 3,000 square miles

More efficient utilization of the building due to energy conservation

- Replacement of suspended ceiling with new suspended ceiling system with R-10 insulation value will improve energy conservation

- Replacement of lighting systems with energy efficient LED lighting will improve energy conservation

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, 2018 - June 30, 2021), broken down by year.

Auditorium Renovation/Phase II

DATE	ACTION
July 2017	Construction Specifications & Documents Completed
July 2017	RFP Issued & Vendor Bids Submitted for Ceiling, Lighting, & IT Room Construction
August 2017	Equipment Specifications Completed & Vendor Bids Submitted
August 2017	General Contractor & Equipment Vendor Selected Based on Bids
October 2017	Contract Signed with General Contractor for Replacement of Suspended Ceiling, Replacement of Lighting System, Construction of IT Room
October 2017	Contract Signed with Equipment Vendor for Purchase and Installation of IT and Online Meeting/Presentation Equipment
November 2017	Replacement of Suspended Ceiling, Replacement of Lighting System, Construction of IT Room, Installation of IT and Online Meeting/Presentation Equipment 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 II = \$206,947

- **Replacement of Suspended Ceiling, Replacement of Lighting System, Construction of IT Room - Barone Construction - \$164,300**
- **Asbestos Specifications and Project Management and Monitoring - Quality Environmental Solutions & Technologies, Inc. (QuES&T) – \$8,680**
 Specifications = \$2,800 (\$1,000+\$1,800)
 Project Management and Monitor = \$5,880
- **IT & Online Meeting/Presentation Equipment - Select Communication - \$33,967**
- **Ceiling, Lighting, IT Room - \$164,300:**
 - The contractor will establish a construction area which protects the public and existing finishes from damage. After the site is secure abatement will begin

removing all ACM associated with the project that have been identified by QuES&T. After the project site has been cleared of ACM the installation of the suspended ceiling system and construction of the I.T. room will begin. Final painting and cleaning will be performed after installation is complete. Cost associated with the various stages are below:

• General Conditions	\$ 8,500
• Rough Framing	\$ 5,000
• Finish Carpentry	\$ 500
• Insulation & Air Sealing	\$ 4,000
• Doors	\$ 2,000
• Door Hardware	\$ 1,300
• ACT-Armstrong Calla	\$ 10,300
• Gypsum	\$ 1,800
• Painting	\$ 3,000
• Rough In	\$ 8,500
• Finish	\$ 16,500
• Fire Alarm	\$ 3,000
• Asbestos abatement	\$ 77,500
• Subtotal	\$ 141,900
• Overhead / Profit	\$ 13,600
• Insurance & Bonding	\$ 9,500
• Total Stipulated Sum	\$ 165,000

Alternates:

• Cost for alternate ACT - Armstrong Optima	\$ 9,600 (substitute for ACT price above)
• Cost to repaint all of the interior walls	\$ 10,000

• Cost with selected alternates: \$165,000 (total stipulated sum) - \$ 10,300 (ACT) + \$ 9,600 (alternate ACT)
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Total \$164,300

○ **Asbestos Specifications and Project Management and Monitoring - \$8,680**

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

▪ Project Management & Air Monitoring = \$5,880

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, 10 Shifts @ \$400/shift) \$4,000.00
- 24-hr. TAT "Black/Handling" PCM Air Sample Analysis (102 @ \$15/each) \$1,530.00
- 3-hr TAT "Clearance" PCM Air Sample Analysis (12 @ \$20/each) \$240.00
- Travel & Misc. Materials (10 Days @ \$11/day) \$ 110.00
- Total \$ 5,880.00

○ **IT & Online Meeting/Presentation Equipment - \$33,967**

Teleconferencing Equipment - \$23,991

Projector - \$2,476

Installation of Equipment & Projector- \$7,500