

MHLS Facilities Committee

Tuesday, October 16, 2018 | 1:00 – 3:00pm | MHLS Conference Room

1. Roll Call

- ✓ Lynne Ridgeway (U), Chair
- ✓ Robert Culp (P)
- ✓ Rajene Hardeman (D)
- ✓ Mark Wilson (C) (ex-officio)
- ✓ Rebekkah Smith Aldrich (Staff Liaison)
- ✓ Chris Herron (Staff Liaison)

2. MHLS Capital Plan

- a. Staff provided an introduction to the latest draft of the MHLS Capital Plan: Timeline for Improvements, Replacements & Maintenance document. (attached)
 - i. Phase III of the Auditorium Renovation is scheduled to begin mid-December and finish up by the end of February 2019.
 - ii. An assessment of the roof of the office building will be conducted in the first half of 2019.
 1. The Committee requested that the roof also be assessed for the possibility of a solar installation.
 - iii. Staff identified the top three projects currently projected as needing attention through the State Aid for Library Construction Program for 2019-2020 as:
 1. Office Building Roof (pending assessment)
 2. HVAC Replacement for the unit serving the 2nd floor of the office building
 3. Renovation of the Delivery Services areaThis will be revisited at the Facilities Committee's first meeting of 2019 once the roof assessment/solar assessment is completed.
 - iv. Staff recommended pushing back the target years planned for the third floor of the office building to coincide with the next planning cycle to ensure plans are based on up-to-date needs.

3. Physical Inspection of MHLS Facilities

- a. Chris Herron provided a guided tour of both the MHLS Auditorium and Office Building
- b. The Committee thanked Chris for his excellent stewardship of the facilities.

4. The meeting was adjourned.

FACILITIES COMMITTEE: Provides oversight for the maintenance and management of MHLS facilities and grounds, including facility infrastructure, such as communication and I.T. systems. Meets at least twice a year, including an annual physical inspection and review of the MHLS facilities.



MHLS Capital Plan - Timeline for Improvements, Replacements & Maintenance – October 2018

Target Year(s)	Priority Level	System/Component	Age of Component	Estimated Replacement	Estimated Cost	Funding Source	Sustainability and Energy-Efficiency Strategies	NOTES
2018-2019	1	<p><u>PHASE III – Auditorium</u></p> <ol style="list-style-type: none"> 1. Expanded meeting space & storage from stage removal 2. Reconfigured refreshment center for easier use and management 3. User & IT friendly furniture 4. Carpet and painting 5. Centralized dehumidification system & repair of stairs for basement 	Varies	TBD	\$167,646	50% MHLS Capital & 50% Requested in 2018 for Library Construction Aid Program Grant to be Received 2019		In progress
2019-2020	2	<u>Office Building Roof System</u>	1992	25 years	\$75,000	50% MHLS Capital & 50% Requested in 2019 for State	EnergyStar Standards	1 st quarter 2019: assessment by engineer to determine



			Will be 28 years old in 2020			Capital Funds to be Received 2020		recommended timing of replacement
2020-2021	3	HVAC Replacement Office building 2 nd floor - Two air handler units(AHU) and one condenser	Oldest components date from 1994 (23 years)	25 years	\$64,000 In 2018	50% MHLS Capital & 50% to be requested Library Construction Aid Program Grant	Will instruct consultant to seek Energy Star rated equipment that match HVAC needs. MHLS practice for projects seeking State construction grant for HVAC is if a rated unit is not available with Energy Star ratings we do not require meeting a rating.	Air circulator DO bathroom ceiling (Lennox Model B24Q5-2P/Serial number 5894D4920D)
2020-2021	3	Office Building Renovation Delivery Services Area 1. Flooring System 2. Lighting System 3. Garage Door & Opener 4. A/C Mr. Slim System	Flooring Original 1966 concrete Door likely original 1963 & Opener installed 2000	Door 15-30 years 56 years old in 2019 & Opener 10-15 years 19 years old in 2019	\$30,000	MHLS Capital Funds & Library Construction Aid Program Grant	NSF/ANSI 332: Sustainability Assessment for Resilient Floor Coverings http://www.nsf.org/services/by-industry/sustainability-environment/sustainability-standards-protocols/floor-coverings	



2021-2022	4	<p><u>Office Building Renovation</u></p> <p>2nd floor</p> <ol style="list-style-type: none"> Drop Ceiling Lighting System Carpet Space Planning 	Original 1966 vinyl flooring	20-25 years	\$110,000	MHLS Capital Funds & State Aid for Library Construction	NSF/ANSI 140 http://www.nsf.org/services/by-industry/sustainability-environment/sustainability-standards-protocols/carpet	
2022-2023	5	<p><u>HVAC</u></p> <p>Office building 3rd floor air circulator closet (Lennox Model CBH17-95V-2/Serial number 5193C87353)</p> <p>Office Building 3rd floor condenser (Inter-City Products Model CA5090VHA1)</p>	<p>1993 Will be 27 years old in 2020</p> <p>1996 Will be 24 year old in 2020</p>	25 years	\$50,000	MHLS Capital Funds & State Aid for Library Construction	Will instruct consultant to seek Energy Star rated equipment that match HVAC needs. MHLS practice for projects seeking State construction grant for HVAC is if a rated unit is not available with Energy Star ratings we do not require meeting a rating.	
2022—2023	6	<p><u>Office Building Renovation</u></p> <p>PHASE I - Renovation of Office Building 3rd Floor</p>	Original 1966 floor, ceiling, walls	Varies	\$50,000-100,000	MHLS Capital Funds & State Aid for Library Construction		Three Phase Project; [consider adding HVAC to this phase]



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2023-2024	7	<u>Office Building Renovation</u> PHASE II - Renovation of Office Building 3 rd Floor	Original 1966 floor, ceiling, walls	Varies	\$50,000-100,000	MHLS Capital Funds & State Aid for Library Construction	Three Phase Project
2024-2025	8	<u>Office Building Renovation</u> PHASE II - Renovation of Office Building 3 rd Floor	Original 1966 floor, ceiling, walls	Varies	\$50,000-100,000	50% MHLS Capital & 50% Requested in 2019 for State Capital Funds Received 2020	Three Phase Project



Timeline for Maintenance & Critical Component Replacement – October 2018

Target Year(s)	System/Component	Last Replacement of Component	Estimated Replacement	Estimated Cost	Funding Source	Sustainability and Energy-Efficiency Strategies	NOTES
2020	Parking Lot Repairs/Sealing/Striping	2017	3 years	\$6,300 in 2017	MHLS Funds		
Yearly	Window cleaning inside/outside/entire unit –		Yearly	Auditorium \$325 & Office Building \$450	MHLS Funds		
2019, 2022, 2025, 2028, 2031	Auditorium – Exterior Shake Staining	2016	3 years	\$500 with labor provided by MHLS Staff in 2016	MHLS Funds		
2020, 2025, 2030	Office Building Interior – 2 nd Floor Painting Ceiling & Wall	2015	5 years				Done in-house
2024, 2034	Office Building - Exterior Painting	2014	10 years	\$27,874 in 2014	MHLS		
2024, 2034	Office Building - Exterior Landscaping	2014	10 years	\$6,850 in 2014	MHLS Funds		



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2023	Auditorium - Exterior Painting	2013	10 years	\$16,668 in 2013	MHLS Funds & \$6,250 State Capital Funds Received 2013		
	Elevator Electronics						
2026	Office building elevator (Pump and Electronics)	2001	25 years				
2029	Parking Lot Resurfacing	2014	15 years	\$46,000 in 2014	50% MHLS Funds & 50 % in State Capital Funds Received 2014		
2029	Office Building – 1 st Floor Carpet	2014	15 years	\$6,870 in 2014	MHLS Operating Funds		
2030	Office Building Windows	2015	15 years	\$46,837 in 2015	MHLS Funds & \$17,815 in State Capital Funds Received 2014		
2032	Office building boiler (Dunkirk Model D247-400) Cast Iron	1992	30-50 years	\$35,000			Tech stated in 2015 the unit was great shape
2035	Office Building – 2nd Floor Restroom Fixtures	2015	20 years	\$3,035 in 2015	MHLS Funds		



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2037	Auditorium Roof	2012	25 years	\$68,015 in 2012	MHLS Funds & \$26,629 State Capital Funds Received 2013	
2040	<p>Auditorium furnace (Lennox Pulse G14 Model G14Q4-60-20/Serial number 5890J11643)</p> <p>Auditorium condenser (Lennox Model number HS17-953-SY/Serial number 5191C09501)7.5 ton</p>	2015	25 years	\$35,101 in 2015	50% MHLS Funds & 50% in State Capital Funds Received 2015	
2041	Office Building first floor bathrooms (ADA) & Flooring for first floor entrance lobby area, staff kitchen, elevator lobby	2016	25 years	\$118,459 in 2016 (Renovate \$97,574 + Abatement \$16,700 + \$4,185)	MHLS Funds & in State Capital Funds	2016 - \$115,700 for renovation including ADA compliance



2041	Office building front glass outside and inside walls - Replacement of window gaskets and the sealing of window frames	2016	Single sheet glass wall and doors not replaced until broken Gaskets & Sealing – 25 years		MHLS Operating Funds		2016 - \$1,008 with labor provided by Chris Herron
2041	Office Building 2 nd floor staff lounge – cabinets, sink	2016	25 years		MHLS Operating Funds		
Unknown	Waste pipes – Office Building	Original-1963	When failure occurs				
Unknown	Chain Fence	More than 20 years	When repairs are needed or failure occurs	\$9346			
N/A	Auditorium Basement Asbestos Abatement (Phase 1)	2014	Asbestos permanently removed	\$45,656 in 2014	50% MHLS Funds & 50% in State Capital Funds Received 2015		
N/A	Auditorium Basement Asbestos Abatement (Phase 2)	2015	Asbestos permanently removed	\$54,177 in 2015	50% MHLS Funds & 50% in State Capital Funds Received 2015		



Completed Projects (2014-)

Target Year(s)	System/Component	Age of Component	Estimated Replacement	Cost	Funding Source	Sustainability and Energy-Efficiency Strategies	NOTES
2016-2017	<p>HVAC Replacement</p> <ol style="list-style-type: none"> Office Building 1st floor condenser(Lennox Model HS17-1353-3Y/Serial number 5191DO6254) 10 ton unit Office Building 1st floor air circulator (Trane Model BHP-10B Type 651-95D no serial number found) 	1991 (27 years old)	25 years	\$49,715	\$24,853 MHLS Capital Funds & \$24,862 Public Library Construction Aid Program Grant	<p>Checking on 10 ton or 120,000 BTU/h unit split system as Energy Star rated. Consultant/Synergy Designs spec is 11.2 SEER and 11.2 EER for unit. Request to Synergy for clarification of their recommendation as it relates to Energy Star.</p> <p>MHLS practice for projects seeking State construction grant for HVAC is if a rated unit is not available with Energy Star ratings we do not require meeting a rating.</p>	Completed 2016
2016-2017	<p>PHASE I - Auditorium</p> <ol style="list-style-type: none"> Windows Asbestos Abatement 	Window likely more than 50 years old	30 years	\$119,000	\$72,565 MHLS Capital Funds & \$46,435 Public Library Construction Aid Program Grant	<p>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.</p>	Completed 2016



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2017-2018	<p><u>PHASE II - Auditorium</u></p> <ol style="list-style-type: none"> 1. Replacement of Suspended Ceiling 2. Replacement of Lighting System 3. Construction of IT Room 4. Asbestos Abatement 5. IT & Online Meeting & Presentation Equipment 	Varies	TBD	\$206,947	\$103,474 MHLS Capital Funds & \$103,473 Public Library Construction Aid Program Grant	Varies based on Element	Completed 2017
2017	<p><u>Parking Lot</u></p> <ol style="list-style-type: none"> 1. Repairs 2. Sealing 3. Improved Striping 	Resurfaced 2014 Repaired, Sealed, Striped 2017	Resurface 15 years Repairs & Sealing 3 years	\$6,800	MHLS Capital Funds	TBD	Completed 2017