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MHLS Facilities Plan | October 2021

Summary of Currently Prioritized Projects:

| Project | Estimated Cost | Project Target Date | Notes |
|---|---------------------------------------|---------------------|---|
| 1. Renovation of Delivery Operations Area | \$30,000 | 2021-2022 | In progress |
| 2. EV Charging Station | \$10-15,000 | 2022-2023 | Goal: leverage current NYSERDA grant program with State Aid for Library Construction Program in 2022 |
| 3. Recording Room | \$5,000 | 2022-2023 | Renovation of third floor office to provide quiet space for online presentations and on demand video recording. |
| 4. HVAC Replacement – 3 rd floor office building | \$50,000 | 2023-2024 | Could be delayed to 2025-2026 if necessary. |
| 5. Office Building Roof Replacement & Solar Installation | Roof est. \$75,000; Solar cost TBD | 2024-2025 | Th date for the roof replacement needs to be respected. |
| 6. Renovation – 2 nd floor office building | \$110,000 | 2025-2026 | Considering impact of COVID-19 on long-term work-from-home patterns this priority should be reconsidered. |

Part A: Major Systems Replacement Projections

Part B: Proposed Renovation Projects

Part C: Timeline for Maintenance & Critical Component Replacement

Part D: Completed Projects

Part A: Major Systems Replacement Projections

Please note, it is the board-approved practice of the Mid-Hudson Library System to prioritize sustainable design practices and to seek out sustainably sourced materials for all renovation projects.

| Target Year(s) | Priority Level | System/Component | Age of Component | Estimated Replacement | Estimated Cost | Funding Source | Sustainability and Energy-Efficiency Strategies | NOTES |
|----------------|----------------|---|---|--|---|---|---|--|
| 2022-2026 | 1 | <p>Office Building Elevator</p> <ul style="list-style-type: none"> • Pump • Electronics • Seals • Cylinder • Car | <ul style="list-style-type: none"> • Pump - 2001 • Electronics -2001 • Seals - ? • Cylinder- 1966 • Car - 1966 | <ul style="list-style-type: none"> • Pump-'26 • Electronics '26 • Seals- '22 • Cylinder – '22 • Car - ? | <ul style="list-style-type: none"> • Pump ? • Electronics ? • Seals \$5,500 • Cylinder \$60,000? • Car \$1,000 | MHLS Funds | | <p>2022: Seals</p> <p>2022: Cylinder – possibly, should be budgeting for it just in case</p> |
| 2023-2024 | 2 | <p>HVAC</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</p> <p>Will be 27 years old in 2020</p> <p>1996</p> <p>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. | |

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| 2024 | 3 | <u>Office Building Roof System & Solar Installation</u> | 1992 | 2024 | \$75,000 (roof); Solar cost TBD | MHLS Capital Funds & State Aid for Library Construction | EnergyStar Standards Solar to be considered | Engineer evaluation determined 5-year replacement timeline with bi-annual condition checks |
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Part B: Proposed Renovation Projects

Please note, it is the board-approved practice of the Mid-Hudson Library System to prioritize sustainable design practices and to seek out sustainably sourced materials for all renovation projects.

| Target Year(s) | Priority Level | System/Component | Age of Component | Estimated Replacement | Estimated Cost | Funding Source | Sustainability and Energy-Efficiency Strategies | NOTES |
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| 2021-2022 | 1 | <u>Office Building Renovation</u> <i>Delivery Services Area</i> 1. Flooring System – (\$8,250 from 2017 estimate) 2. Garage Door & Opener: Wall mount opener/torsion spring/insulated door - \$5000 3. HVAC: HRV - \$7,000 Heat pump - \$15,000 | 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 & State Aid for Library Construction Program | NSF/ANSI 332: Sustainability Assessment for Resilient Floor Coverings http://www.nsf.org/services/by-industry/sustainability-environment/sustainability-standards-protocols/floor-coverings | Determine feasibility of dock area exhaust system Explore LED Lighting System |
| 2021-2022 | 2 | <u>Creation of a “recording booth” on the third floor</u> | 1980s | N/A | \$3,000 | MHLS Capital Funds | Use of existing space rather than creating new | This is primarily a cosmetic project to re-purpose an underutilized portion of the |

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| | | | | | | | | third floor to accommodate the new need for recording webinars/tutorials for members |
| 2022-2023 | 2 | <u>EV Charging Station Installation</u> | New Project | N/A | \$10,000-\$15,000 | MHLS Capital Funds, NYSERDA Grant, State Aid for Library Construction Program | "A recent life cycle study found that in the U.S., a 2021 battery EV – charged from today's power grid – creates only about one-third as much greenhouse gas emissions as a similar 2021 gasoline-powered car." Source | |
| | 4 | <u>Office Building Renovation</u> <i>2nd floor</i> 1. Drop Ceiling 2. Lighting System 3. Carpet 4. 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 | Given the impact of the new work-from-home patterns emerging due to COVID-19 this should be reconsidered. |
| | 5 | <u>Auditorium Assisted Learning System (ALS)</u> | Improvement | | FM System \$4,542 Loop System \$11,303 | MHLS Capital Funds & State Aid for Library Construction | | |

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| | 6 | <u>Office Building Renovation</u> <i>PHASE I – Renovation of Office Building 3rd Floor</i> | 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] |
| | 7 | <u>Office Building Renovation</u> <i>PHASE II – Renovation of Office Building 3rd Floor</i> | Original 1966 floor, ceiling, walls | Varies | \$50,000-100,000 | MHLS Capital Funds & State Aid for Library Construction | Three Phase Project |
| | 8 | <u>Office Building Renovation</u> <i>PHASE II – Renovation of Office Building 3rd Floor</i> | 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 |

Part C: Timeline for Maintenance & Critical Component Replacement

Please note, it is the board-approved practice of the Mid-Hudson Library System to prioritize sustainable design practices and to seek out sustainably sourced materials for all renovation projects.

| Target Year(s) | System/Component | Last Replacement of Component | Estimated Replacement | Estimated Cost | Funding Source | Sustainability and Energy-Efficiency Strategies | NOTES |
|------------------------|---|-------------------------------|-----------------------|---|----------------|---|---|
| 2021 | Parking Lot Repairs/Sealing/Striping & Fence Installation | 2017 | 3 years | \$6,300 for repairs/sealing/striping in 2017 \$9,346 for fence install in 2018 | MHLS Funds | | Delayed from 2020 due to COVID-19 finance issues |
| Yearly | Window cleaning inside/outside/entire unit | | Yearly | Auditorium \$325 & Office Building \$450 | MHLS Funds | | Included in the 2020 Budget Proposal but postponed due to budget cuts |
| 2021, 2023, 2025, 2027 | Office Building and Auditorium: Gutter maintenance/evaluation | 2019 | 2 years | Maintenance - \$500- \$1,000 Replacement - TBD | MHLS Funds | | MHLS will seek options/estimates in 2022 for Aud. gutter replacement Delayed from 2020 due to COVID-19 issues |
| 2022, 2025, 2028, 2031 | Auditorium: Exterior Shake Staining | 2019 | 3 years | \$600 with labor provided by | MHLS Funds | | |

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| | | | | MHLS Staff in 2019 | | | |
| 2020, 2025, 2030 | Office Building: Interior – 2 nd Floor Painting Ceiling & Wall | 2015 | 5 years | \$600 with labor provide by MHLS Staff | | | Done in-house |
| 2024 | Office Building Roof System & Solar Installation | Roof: 1992 Will be 28 years old in 2020 | 30 years | \$75,000 (roof); solar TBD | MHLS Capital Funds & State Aid for Library Construction | EnergyStar Standards Solar to be considered | Engineer evaluation determined 5 year replacement timeline with bi-annual condition checks |
| 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 | | |
| 2023 | Auditorium - Exterior Painting | 2013 | 10 years | \$16,668 in 2013 | MHLS Funds & \$6,250 State Capital Funds Received 2013 | | |
| 2022-2026 | Office building elevator <ul style="list-style-type: none"> • Pump • Electronics • Seals • Cylinder • Car | <ul style="list-style-type: none"> • Pump -2001 • Electronics -2001 • Seals - ? • Cylinder- 1966 • Car - 1966 | <ul style="list-style-type: none"> • Pump- '26 • Electronics '26 • Seals- '22 • Cylinder – '22 • Car - ? | <ul style="list-style-type: none"> • Pump ? • Electronics ? • Seals \$5,500 • Cylinder | MHLS Funds | | |

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| | | | | \$60,000? • Car \$1,000 | | | |
| 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 | | |
| 2037 | Auditorium Roof | 2012 | 25 years | \$68,015 in 2012 | MHLS Funds & \$26,629 State Capital Funds Received 2013 | | |
| 2040 | Auditorium furnace (Lennox Pulse G14 Model G14Q4-60-20/Serial number 5890J11643) Auditorium condenser (Lennox Model number HS17-953-SY/Serial number 5191C09501)7.5 ton | 2015 | 25 years | \$35,101 in 2015 | 50% MHLS Funds & 50% in State Capital Funds Received 2015 | | |

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| 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 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 | | | | |
| 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 | | |

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| 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 | |
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Part D: Completed Projects

| Target Year(s) | System/Component | Age of Component | Estimated Replacement | Cost | Funding Source | Sustainability and Energy-Efficiency Strategies | NOTES |
|----------------|---|--------------------------------------|-----------------------|-----------|--|--|----------------|
| 2016-2017 | <p><u>HVAC Replacement</u></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><u>PHASE I - Auditorium</u></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 & | New windows will meet Energy Star specifications for the Northern Climate | Completed 2016 |

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| | | | | | \$46,435 Public Library Construction Aid Program Grant | 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 . | |
| 2017-2018 | <u>PHASE II - Auditorium</u> 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 | <u>Parking Lot</u> 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 |
| 2018-2019 | <u>PHASE III – Auditorium</u> 1. Expanded meeting space & storage from stage removal 2. Reconfigured refreshment center for | Varies | TBD | \$167,646 | 50% MHLS Capital & 50% Requested in 2018 for Library Construction Aid | | Completed 2019 |

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| | <p>easier use and management</p> <p>3. User & IT friendly furniture</p> <p>4. Carpet and painting</p> <p>Centralized dehumidification system & repair of stairs for basement</p> | | | | Program Grant to be Received 2019 | | |
| 2020-2021 | HVAC Replacement Office building 2nd floor - Two air handler units(AHU) and one condenser | Oldest components date from 1994 (23 years) | 25 years | \$61,796 confirmed | MHLS Capital Funds matched with State Aid for Library Construction Program | 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. | <p>a. Contract signed. Work to be done by the end of 2019.</p> <p>State Aid for Library Construction Grant submitted for 2019-2020.</p> |