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# MHLS Facilities Plan | November 2020

## Summary of Currently Prioritized Projects:

| Project   | Estimated Cost                        | Project Target Date | Notes   |
|---|---------------------------------------|---------------------|---|
| 1. Renovation of Delivery Operations Area                   | \$30,000                              | 2022-2023           | If this could be done financially in 2021 let's get it done.  |
| 2. HVAC Replacement – 3 <sup>rd</sup> floor office building | \$50,000                              | 2023-2024           | Could be delayed to 2025-2026 if necessary.   |
| 3. Office building roof & Solar                             | Roof est. \$75,000;<br>Solar cost TBD | 2024-2025           | This date needs to be respected.  |
| 4. Renovation – 2 <sup>nd</sup> 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**

| 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><b><u>Office Building Elevator</u></b></p> <ul style="list-style-type: none"> <li>• Pump</li> <li>• Electronics</li> <li>• Seals</li> <li>• Cylinder</li> <li>• Car</li> </ul>  | <ul style="list-style-type: none"> <li>• Pump - 2001</li> <li>• Electronics -2001</li> <li>• Seals - ?</li> <li>• Cylinder- 1966</li> <li>• Car - 1966</li> </ul> | <ul style="list-style-type: none"> <li>• Pump-'26</li> <li>• Electronics '26</li> <li>• Seals- '22</li> <li>• Cylinder – '22</li> <li>• Car - ?</li> </ul> | <ul style="list-style-type: none"> <li>• Pump ?</li> <li>• Electronics ?</li> <li>• Seals \$5,500</li> <li>• Cylinder \$60,000?</li> <li>• Car \$1,000</li> </ul> | MHLS Funds  |   | <p>2022: Seals</p> <p>2022: Cylinder – possibly, should be budgeting for it just in case</p> |
| 2023-2024      | 2              | <p><b><u>HVAC</u></b></p> <p>Office building 3<sup>rd</sup> floor air circulator closet (Lennox Model CBH17-95V-2/Serial number 5193C87353)</p> <p>Office Building 3<sup>rd</sup> 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. |  |
| 2024           | 3              | <p><b><u>Office Building Roof System &amp; Solar Installation</u></b></p>  | 1992  | 2024   | \$75,000 (roof); Solar cost TBD   | MHLS Capital Funds & State Aid for Library Construction | EnergyStar Standards<br>Solar to be considered  | Engineer evaluation determined 5-year replacement timeline with bi-annual condition checks   |

**Part B: Proposed Renovation Projects**

| Target Year(s) | Priority Level | System/Component   | Age of Component  | Estimated Replacement  | Estimated Cost | Funding Source  | Sustainability and Energy-Efficiency Strategies   | NOTES   |
|----------------|----------------|--|---|--|----------------|---|---|---|
| 2021-2022      | 1              | <p><b>Office Building Renovation</b><br/><i>Delivery Services Area</i></p> <ol style="list-style-type: none"> <li>Flooring System – (\$8,250 from 2017 estimate)</li> <li>Garage Door &amp; Opener: Wall mount opener/torsion spring/insulated door - \$5000</li> <li>HVAC: <b>HRV - \$7,000</b><br/>Heat pump - \$15,000</li> </ol> | <p>Flooring Original 1966 concrete</p> <p>Door likely original 1963 &amp; Opener installed 2000</p> | <p>Door 15-30 years 56 years old in 2019 &amp; Opener 10-15 years 19 years old in 2019</p> | \$30,000       | MHLS Capital Funds & State Aid for Library Construction Program | <p>NSF/ANSI 332: Sustainability Assessment for Resilient Floor Coverings</p> <p><a href="http://www.nsf.org/services/by-industry/sustainability-environment/sustainability-standards-protocols/floor-coverings">http://www.nsf.org/services/by-industry/sustainability-environment/sustainability-standards-protocols/floor-coverings</a></p> | <p>Determine feasibility of dock area exhaust system</p> <p>Explore LED Lighting System</p>                             |
|                | 2              | <p><b>Office Building Renovation</b><br/><i>2<sup>nd</sup> floor</i></p> <ol style="list-style-type: none"> <li>Drop Ceiling</li> <li>Lighting System</li> <li>Carpet</li> <li>Space Planning</li> </ol>   | Original 1966 vinyl flooring  | 20-25 years  | \$110,000      | MHLS Capital Funds & State Aid for Library Construction         | <p>NSF/ANSI 140</p> <p><a href="http://www.nsf.org/services/by-industry/sustainability-environment/sustainability-standards-protocols/carpet">http://www.nsf.org/services/by-industry/sustainability-environment/sustainability-standards-protocols/carpet</a></p>  | <p><b>Given the impact of the new work-from-home patterns emerging due to COVID-19 this should be reconsidered.</b></p> |

|   |   |  |                                     |        |   |   |  |   |
|---|---|--|-------------------------------------|--------|---|---|--|---|
|   |   |  |                                     |        |   |   |  |   |
| ? | 3 | <b><u>Auditorium Assisted Learning System (ALS)</u></b>  | Improvement                         |        | FM System<br>\$4,542<br><br>Loop System<br>\$11,303 | MHLS Capital Funds & State Aid for Library Construction |  |   |
|   | 4 | <b><u>Office Building Renovation</u></b><br><i>PHASE I – Renovation of Office Building 3<sup>rd</sup> 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] |
|   | 5 | <b><u>Office Building Renovation</u></b><br><i>PHASE II – Renovation of Office Building 3<sup>rd</sup> Floor</i> | Original 1966 floor, ceiling, walls | Varies | \$50,000-100,000                                    | MHLS Capital Funds &                                    |  | Three Phase Project                                       |

|  |   |   |                                     |        |                  |  |                     |
|--|---|---|-------------------------------------|--------|------------------|--|---------------------|
|  |   |   |                                     |        |                  | State Aid for Library Construction   |                     |
|  | 6 | <b>Office Building Renovation</b><br><i>PHASE II – Renovation of Office Building 3<sup>rd</sup> 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**

| 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<br>\$9,346 for fence install in 2018 | MHLS Funds     |   | This had been included in 2020 plans (minus the fence) and should be addressed in 2021 if at all possible |
| 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<br>Replacement - TBD                                   | MHLS Funds     |   | MHLS will seek options/estimates in 2021 for Aud. gutter replacement                                      |
| 2022, 2025, 2028, 2031 | Auditorium: Exterior Shake Staining                           | 2019                          | 3 years               | \$600 with labor provided by MHLS Staff in 2019                                    | MHLS Funds     |   |   |

|                  |   |  |  |   |   |   |  |
|------------------|---|--|--|---|---|---|--|
| 2020, 2025, 2030 | Office Building: Interior – 2 <sup>nd</sup> 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<br>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<br><ul style="list-style-type: none"> <li>• Pump</li> <li>• Electronics</li> <li>• Seals</li> <li>• Cylinder</li> <li>• Car</li> </ul> | <ul style="list-style-type: none"> <li>• Pump -2001</li> <li>• Electronics -2001</li> <li>• Seals - ?</li> <li>• Cylinder- 1966</li> <li>• Car - 1966</li> </ul> | <ul style="list-style-type: none"> <li>• Pump-'26</li> <li>• Electronics '26</li> <li>• Seals- '22</li> <li>• Cylinder – '22</li> <li>• Car - ?</li> </ul> | <ul style="list-style-type: none"> <li>• Pump ?</li> <li>• Electronics ?</li> <li>• Seals \$5,500</li> <li>• Cylinder \$60,000?</li> <li>• Car \$1,000</li> </ul> | MHLS Funds  |   |  |

|      |  |      |             |                  |  |  |  |
|------|--|------|-------------|------------------|--|--|--|
| 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 <sup>st</sup> 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<br>(Lennox Pulse G14 Model G14Q4-60-20/Serial number 5890J11643)<br><br>Auditorium condenser<br>(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  |  |  |



|         |   |               |   |  |   |  |  |
|---------|---|---------------|---|--|---|--|--|
| 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<br><br>Gaskets & Sealing – 25 years |  | MHLS Operating Funds                                      |  | 2016 - \$1,008 with labor provided by Chris Herron       |
| 2041    | Office Building 2 <sup>nd</sup> 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 |  |  |

|     |  |      |                              |                  |   |  |
|-----|--|------|------------------------------|------------------|---|--|
| 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 |  |
|-----|--|------|------------------------------|------------------|---|--|

**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><b>HVAC Replacement</b></p> <ol style="list-style-type: none"> <li>Office Building 1st floor condenser(Lennox Model HS17-1353-3Y/Serial number 5191DO6254) 10 ton unit</li> <li>Office Building 1st floor air circulator (Trane Model BHP-10B Type 651-95D no serial number found)</li> </ol> | 1991<br>(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><b>PHASE I - Auditorium</b></p> <ol style="list-style-type: none"> <li>Windows</li> <li>Asbestos Abatement</li> </ol>   | 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 Zone requiring a U-Factor rating $\leq 0.27$ or a U-Factor rating $= 0.28$ and a SHGC rating $\geq$  | Completed 2016 |

|           |   |                 |                    |           |   |   |                |
|-----------|---|-----------------|--------------------|-----------|---|---|----------------|
|           |   |                 |                    |           | \$46,435 Public Library Construction Aid Program Grant  | 0.32, or a U-Factor rating =0.29 and a SHCG rating ≥0.37, or a U-Factor rating =0.30 and a SHCG rating ≥0.42. |                |
| 2017-2018 | <p><b><u>PHASE II - Auditorium</u></b></p> <ol style="list-style-type: none"> <li>1. Replacement of Suspended Ceiling</li> <li>2. Replacement of Lighting System</li> <li>3. Construction of IT Room</li> <li>4. Asbestos Abatement</li> <li>5. IT &amp; Online Meeting &amp; Presentation Equipment</li> </ol> | 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><b><u>Parking Lot</u></b></p> <ol style="list-style-type: none"> <li>1. Repairs</li> <li>2. Sealing</li> <li>3. Improved Striping</li> </ol>   | Resurfaced 2014 | Resurface 15 years | \$6,800   | MHLS Capital Funds  | TBD   | Completed 2017 |
| 2018-2019 | <p><b><u>PHASE III – Auditorium</u></b></p> <ol style="list-style-type: none"> <li>1. Expanded meeting space &amp; storage from stage removal</li> <li>2. Reconfigured refreshment center for easier use and management</li> </ol>  | Varies          | TBD                | \$167,646 | 50% MHLS Capital & 50% Requested in 2018 for Library Construction Aid Program Grant to be Received 2019 |   | Completed 2019 |

|           |   |   |          |                    |  |   |  |
|-----------|---|---|----------|--------------------|--|---|--|
|           | 3. User & IT friendly furniture   |   |          |                    |  |   |  |
|           | 4. Carpet and painting<br>Centralized dehumidification system & repair of stairs for basement   |   |          |                    |  |   |  |
| 2020-2021 | HVAC Replacement<br>Office building 2nd floor -<br>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. | a. Contract signed. Work to be done by the end of 2019.<br><br>State Aid for Library Construction Grant submitted for 2019-2020. |