



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JULY 13, 2021
AGENDA ITEM SECTION: RESOLUTIONS
AGENDA ITEM NO. : 8
AGENDA ITEM: RESOLUTION FOR EMERGENCY EXPENDITURE FOR HVAC REPAIR AT THE DOBBS FERRY PUBLIC LIBRARY, WORK TO BE PERFORMED BY K & S HVAC, FOR THE SUM OF \$27,000.00
ITEM BACKUP DOCUMENTATION: <ul style="list-style-type: none">1. MEMORANDUM DATED 7/2/2021 FROM ELIZABETH HOBSON/LIBRARY DIRECTOR TO THE BOARD OF TRUSTEES2. PROPOSAL FROM K & S HVAC3. DRAFT RESOLUTION



Dobbs Ferry Public Library

55 Main Street, Dobbs Ferry, NY 10522

(914) 693-6614

www.dobbsferrylibrary.org

MEMORANDUM

TO: Dobbs Ferry Village Board of Trustees

FROM: Elizabeth Hobson, Library Director

DATE: July 2, 2021

RE: Emergency Repair of HVAC system at Dobbs Ferry Public Library

The library HVAC system suffered a catastrophic failure of three out of four compressors in the larger condenser unit in the garage. Attached is a copy of the engineering consultant's report detailing the situation, along with their recommendation to replace these compressors right now so that the library can operate through the rest of the summer. They further recommend a capital project to move the equipment currently placed under the garage ceiling up to the flat roof area between the two wings of the building, which would permanently fix the problem of overheating the units and repeatedly burning out the compressors.

I contacted K&S HVAC, our current vendor, who has submitted the attached proposal to replace and install three new compressors in the Trane condenser unit, for \$27,000. This price also includes removing some of the sound-deadening enclosure walls, which will assist in keeping the machinery somewhat cooler on very hot days. We have purchased privacy screening for the chain link fence between the driveway and the property to the south of the library, which may help to alleviate some of the noise when the east and west walls of the enclosure are taken down.

Atlantic Westchester, Dwight Getting, and ICM were all asked to quote on the project as well. Atlantic Westchester replied that they were too busy with current clients to submit a quote at this time, and no response was received from Dwight Getting or ICM after calling them both multiple times.

Cc: Library BOT Buildings Committee (A. Moss, M. Ghiorse, J. Golde)

K & S HVAC
598 Madison Court
Yorktown NY 10598
Phone: (914) 438-1618
Email: kshvac8@gmail.com



Proposal

Billing Information

dobbs ferry library
55 main st
dobbs ferry NY 10522

#2021062108334673

Date: 06/21/2021

Completion Date: 06/21/2021 8:30 AM

Technician: David Keehan

Service Address

55 main st
dobbs ferry NY 10522

Contact Information

Email: ehobson@wlsmail.org, ecanora@wlsmail.org
Primary Phone: 914-693-6614

Notes

regarding main ac units
will install 3 10ton compressors filter dryers. recharge unit with r-22 freon
\$27000
must remove sound proofing wall. lead time on compressor is two weeks.

*Approved to
purchase and install
\$27,000.00 ElyAHZ*

~~can remove old 40 ton condensing unit and install two 20 ton Lenox condensing unit with 410a freon. will install new exp
valves on old coil in air handler. will flush all reig pipes.
will need Elec to install new power lines
must remove sound proofing wall
\$48000~~

*Elizabeth Hobson,
Library Director*

Description Of Service	Quantity	Unit Price	Amount
		Sub Total	\$0.00
		Sales Tax	\$0.00
		Total	\$0.00
		Payment	\$0.00
		Credit Card	\$0.00
		Balance	\$0.00

[Click here to sign and/or pay](#)

TERMS AND CONDITIONS: Estimate are Good for 30 Days

1. For the purposes of convenience "company" will be used in place of K & S HVAC.
2. Customer agrees and understands that upon signing the contract all equipment and parts, which are sold pursuant hereto, shall not become fixtures or part of the real estate where they are placed until payment is made in full. Buyer hereby agrees that all parts and equipment may be repossessed in event of nonpayment.
3. Any equipment furnished containing a defect or malfunction, during the limited one year warranty will be replaced or repaired. Additional warranties may be offered by the equipment manufacturer.
4. Company cannot be held responsible for damages incurred by existing drain lines in concealed/unreachable areas.
5. If the Company encounters a hazardous substance, such as asbestos, mold, or any other substances which the Company determines to be hazardous, while performing the Tune-up. The Company may refuse to perform all or part of the tune up until the Customer retains a licensed abatement contractor to remove or contain such hazardous material.
6. Company will not be responsible for any damages caused by mold, or by some other agent, that may be associated with defects in construction, to include but not limited to property damage, personal injury, loss of income, emotional distress, death, loss of use.

7. Customer agrees to pay 5% interest per month on any and all past due balances, collection fees and reasonable attorneys fees associated with collection of valid Invoices. Company will retain ownership of all parts and equipment until PAID IN FULL.

RESOLUTION FOR EMERGENCY HVAC REPAIR AT THE LIBRARY

WHEREAS, multiple components of the HVAC equipment at the Dobbs Ferry Public Library are in need of immediate replacement after becoming unexpectedly inoperable; and

WHEREAS, the lack of a functioning HVAC system became a threat to public health and safety and resulted in closure of the facility and its removal from the list of available Village cooling center during the recent extended period of "heat advisory".

NOW THEREFORE, BE IT RESOLVED that the Board of Trustees hereby authorizes the Interim Village Administrator to enter into a contract with K & S HVAC on an expedited and emergency basis for repair and replacement of any and all components of the Library HVAC system in order to return the facility to a fully functioning condition for the benefit of the public.