



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: AUGUST 10, 2021

AGENDA ITEM SECTION: DISCUSSION ITEMS

AGENDA ITEM NO. : 10

AGENDA ITEM: DISCUSSION OF SUBMISSION OF A NYS LIBRARY CONSTRUCTION GRANT APPLICATION FOR BUILDING UPGRADES CONSISTING OF INSTALLATION OF AUTOMATIC DOOR OPENERS AT MAIN AND GARAGE ENTRANCES, AND NEW HVAC CONDENSING UNIT FOR THE DOBBS FERRY PUBLIC LIBRARY

ITEM BACKUP DOCUMENTATION:

1. DRAFT – 2021 STATE CONSTRUCTION GRANT:
CONSTRUCTION PROJECT NARRATIVE
2. DRAFT LETTER

DRAFT

2021 State Construction Grant

Construction Project Narrative

8/24/21

Abstract

The Dobbs Ferry Public Library building upgrades project includes replacing failed HVAC compressor units and adding automatic door openers to the main and garage entrances to the building.

Description of Project

This project consists of two parts. The first part is to replace three failed air conditioner compressor units in an existing 40-ton condenser, located in the library garage. The units have failed due to the age of the equipment. The system was installed when the building was opened in 2003.

The second part of the project is the addition of automatic door openers at the main and garage entrances of the building. A total of three sets of openers are needed, two at the double-doors in the main entrance and one in the garage. New electric service to the openers will also be required.

Impact Statement

The residents of Dobbs Ferry are outspoken in their desire for sustainable, responsible use of resources in their village. They deserve a municipal library building that performs to their standards, is energy efficient, environmentally friendly and easily accessible. This was addressed in the library's 2020 Strategic Plan, under sections on Sustainability & Awareness, and Optimizing Library Spaces.

Replacing the compressor equipment is necessary to restore basic functionality of the library building. This summer has already had several heat alert days when we should have been a cooling center for the village, but were unable to due to lack of air conditioning. This equipment replacement will allow the building to continue to be used by residents while a plan for an overall HVAC upgrade is planned and designed.

Currently entry into the library building is via a double-door main entrance with vestibule, or a single double-door entrance in the basement. Neither entrance is accessible as per ADA guideline [[§404.2.7](#)], which requires door hardware must operate with 5 lbf maximum. According to Case No. 02-99-4007 with the US Dept. of Education Office of Civil Rights, the existing doors do not comply with this guideline. Bringing the library into compliance with this ADA guideline will assist not only disabled patrons, but the general public will benefit as well, especially the elderly and patrons visiting with very young children.

NYS Smart Growth Public Infrastructure Impact Statement

The project improves sustainability and accessibility of the existing Dobbs Ferry Public Library which is in the heart of the downtown within walking distance of the village hall and residential developments and just a few blocks from the Old Croton Aqueduct Trail. The library offers a wide range of programming for all ages and is a designated cooling center. The project will upgrade the HVAC equipment in the library, an action item presented in the Village's 2017 Climate Action Plan. The project will directly address the plan's goal "to increase energy efficiency and the use of renewable energy sources for single-family homes, multi-family buildings, commercial businesses and government-owned buildings." Additionally, by improving environmental conditions in the library and accessibility to the library, the project advances the Villages's Vision Plan goal of enhancing Downtown Dobbs Ferry as a meeting place. Community participation in the vision planning clearly indicated a desire to keep the downtown as a village-wide meeting place and the civic heart of the community.

Estimated Project Cost

- Replace three HVAC compressor units and remove sound baffling barriers in HVAC enclosure,
Vendor: **K & S HVAC**
 598 Madison Court
 Yorktown, NY 10598 : \$27,000.00

- Install automatic door openers at three entrance door locations, including electrical service
Vendors: **Glass Solutions**
 185 Adams Street
 Bedford Hills, NY 10507: \$ 4,500.00
 Brian Salerno
 Salerno Electric Plus
 (914) 497-8437: \$33,500.00

- TOTAL ESTIMATED PROJECT COST: \$64,000.00**

The Library will commit \$12,000.00 toward the project cost.



VILLAGE OF DOBBS FERRY

112 Main Street
Dobbs Ferry, New York 10522
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August 2021

Re: Dobbs Ferry Public Library
Building Owner's Certification of 10 year Minimum Agreement and Project Approval

To Whom It May Concern:

The Dobbs Ferry Public Library is owned by the Village of Dobbs Ferry which has the legal authority to improve the building. The Village of Dobbs Ferry is fully aware of and in support of the construction project implications.

The Public Library building is open to the public. The Village certifies that it will continue to be used as a public library for a minimum of ten (10) years after completion of the construction project.

Sincerely,

Richard Leins
Interim Village Manager