

BAYPORT-BLUE POINT PUBLIC LIBRARY

FACILITIES STUDY

First Draft: November 16, 2017

PREPARED BY:

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BBS PROJECT NO. 17-186

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PURPOSE

BBS Architects, Landscape Architects, & Engineers, P.C. was engaged by the Bayport-Blue Point Public Library to conduct a visual survey to determine the present condition of the facility. This study is intended to provide the Library with a framework for budgetary planning and scheduling of capital renovation projects and other major maintenance work.

SCOPE

This Architectural/Engineering report includes, but is not limited to, an evaluation of the building, its subsystems, and supporting site facilities, to determine their present condition and to recommend necessary/essential repairs and/or improvements to the facilities. This report takes into account health and safety, preservation and prevention of deterioration, operating economy, compliance with new codes and regulations, and the addition of new systems and facilities to improve the overall operation of the buildings.

This report also considers the life expectancy of the facility's components, estimated cost of each recommended repair, replacement or renovation item together with energy savings, payback, etc., and it is arranged in such a fashion that it may be used, in the future, as a catalog guide and reference document by the Library.

The report indicates the priority of essential repairs, replacements, or renovations to aid in determining whether to handle the work required through several annual budgets or by means of a bond referendum covering all items.

Please take note that two aspects of the buildings have been specifically excluded from this report. These are the evaluation of each facility for the presence of asbestos and/or lead for which abatement work may become necessary and the evaluation of the facilities for full accessibility for the disabled. Many accessibility recommendations have been incorporated, but this does not constitute a complete evaluation.

GOALS AND OBJECTIVES

Certain facilities and their systems have been affected due to age and obsolescence. Our examination indicates that essential repairs, replacements, and retrofitting can result in savings in energy and overall economy of operation, as well as providing increased safety for building occupants and decreased rate of deterioration of the building.

Our evaluation includes, but is not limited to:

- Site Facilities
- Exterior Walls, Masonry
- Exterior Walls, Cladding
- Interior Walls, Floors, & Ceilings
- Windows and Doors
- Roofs
- Energy Conservation
- Boilers
- Domestic Hot Water Heaters
- Code Requirements
- Air Handling Units
- Exhaust Fans
- Clock Systems
- Automatic Temperature Controls
- Electric Service
- Electrical Equipment
- Lighting Fixtures
- PA/Intercom Systems
- Piping
- Plumbing Fixtures
- Backflow Preventers
- Finishes

Estimates have been made from the data collected to indicate how systems should be repaired, replaced, or upgraded based on such criteria as age, condition, reliability, and efficiency.

Where present equipment of the facility is in fair condition or has recently been repaired with good results and efficiencies and life expectancy are high, such equipment should be retained.

In cases where facility equipment or systems are very old, unreliable, inefficient, or obsolete, with short life expectancy, such items should be replaced with new, more modern equipment or systems. These items are addressed in the facilities study.

Each item is evaluated on the following basis:

- A. Health and safety.
- B. Cost of repair or replacement.
- C. Reliability.
- D. Efficiency.
- E. Payback period.
- F. Life expectancy.

Observed items for the facility are covered in the body of this report. Each item is given a priority number between I and V, with each priority being as defined under "Definition of Priorities". Priorities are

based upon health and safety, code requirements, energy efficiency, and facility appearance. These priorities are based purely on facility condition. The Library should consider its internal priorities in the evaluation of any individual items.

Discussions conducted with the Library Director have been made part of the evaluation process. In addition, we conducted an on-site walk through of the facility.

All items, including probable maintenance items, have been included in the report for completeness. Where the designation "Local" exists in lieu of an estimated cost in the report, this work could be designated by the Library as work intended to be completed by Library personnel. Some items may have received a designation "Further Review Required". These items are listed as such to inform you of the condition and to make you aware that a more in-depth evaluation of the specific item is required to determine corrective measures and to properly evaluate costs.

Since the estimates are given prior to any preliminary design of the project, the costs shown are conservative. All estimates are given based upon an outside prime contractor performing the work as an individual project, including bonding, insurance, prevailing wages, competitive bidding, etc.

DEFINITION OF PRIORITIES

Priority IA

Safety: Required to assure physical safety and health to occupants, employees, and public.

Mandate: Mandated by law, regulation, or code, with compliance required.

Priority IB

Safety: Recommended to assure physical safety and health to occupants, employees, and public.

Mandate: Mandated by law, regulation, or code, with compliance recommended to upgrade conditions that preexisted current regulations.

Priority II

Preservation: Prevent further deterioration of structure and components of facility.

Facilities Program: Alterations to building systems due to program modifications or new programs.

Safety: Significantly contributes to reducing accidental injury to occupants and damage to structure.

Priority III

Preservation: Stop progressing deterioration of surfaces and non-structural components of facility.

Facilities Program or Service: Greatly facilitates a basic program or service.

Safety: Encourage and assist safe use of facilities.

Economic: Pays for itself in one (1) or two (2) years.

Priority IV

Preservation: Restore non-progressing deterioration of structure.

Facilities Program: Contributes to the enhancement and/or effectiveness of existing service or program.

Economic: Pays for itself in three (3) to five (5) years.

Priority V

Economic: Pays for itself in six (6) years or more.

Improvement or Cosmetic: Improves facility in appearance.

Bayport-Blue Point Public Library

Recommended Items

		<u>Loaded</u>	
		<u>Estimated Cost</u>	<u>BBS Priority</u>
<u>ARCHITECTURAL</u>			
1	All corridor doors are required to be maintained in the closed position unless they are held open by a device with a means for both automatic and manual release. Remove all drop down floor stops.	Local	IA
2	A/V Room in Meeting Room A has a doorway and platform which are not ADA compliant. It is technically infeasible to bring this into compliance in its current space; expansion would be necessary, which would decrease space of adjacent rooms.	Further review required	IA
3	Replace pair of Kitchenette doors in Meeting Room A with unven leaves for ADA compliance.	\$5,000	IA
4	Complete renovation of Kitchenette in Meeting Room A for ADA compliance.	\$25,000	IA
5	Partial reconstruction of 1990 Toilet Rooms for ADA compliance. Note, this will mean patching and inconsistent finishes, not a "like-new" condition. We can provide a cost estimate for a "full-gut" reconstruction if desired.	\$40,000	IA
6	Employee entrance interior vestibule door does not have ADA compliant pull-side clearance. Relocate doorway eastward, reusing existing door, frame & hardware.	\$5,000	IA
7	The Staff Toilet Room is not ADA compliant. It is technically infeasible to bring this into compliance in its current space; expansion would be necessary, which would decrease space of adjacent rooms.	Further review required	IA
8	The Staff Room is not ADA compliant. It is technically infeasible to bring this into compliance in its current space; expansion would be necessary, which would decrease space of adjacent rooms.	Further review required	IA
9	Reference double-doors to Corridor are binding and missing a closer. Replace doors, hardware, and repair drywall above the doorway.	\$9,000	IA
10	Remove last computer carrel adjacent to Local History Room door as it impedes on required ADA clearance.	\$1,500	IA
11	Replace Circulation and Reference desks as they are not ADA compliant.	\$45,000	IA
12	Install handrails at Children's Library emergency exit.	\$3,000	IA
13	Conference door width is not ADA compliant. Cut a new 36" doorway to the east of the pillar, and modify the wall shelving accordingly.	\$10,000	IA
14	Children's Librarian door width is not ADA compliant. Enlarge opening and install a new 36" door, frame and hardware.	\$7,000	IA
15	Circulation Office opening is not ADA compliant. Enlarge width to 36".	\$2,500	IA
16	Install center handrail at east entry lobby.	\$1,500	IA

<u>ARCHITECTURAL - Continued</u>	<u>Loaded</u> Estimated Cost	<u>BBS Priority</u>
17 Add closer to basement door in Circulation Office, and replace knob lockset with lever handle type.	\$1,500	IA
18 Adjust door hardware and replace threshold for proper operation of Meeting Room A exterior egress door. Reattach exterior casing jamb.	\$1,250	IB
19 Install concrete landing outside of YA emergency exit door.	\$2,000	IB
20 Patch subfloor at Circulation Office to eliminate depressions. This can be done from underneath and independent of carpet replacement.	\$750	II
21 Patch cracks in old basement concrete block foundation wall and construct buttress near house trap to safeguard against further movement.	\$10,000	II
22 Minor brick chimney repair and cement wash replacement. Install stainless steel chimney cap.	\$7,500	II
23 Allowance to replace various loose/missing wood shingles.	\$2,500	III
24 Replace carpet throughout Reference, Adult, and Children's Library. Note, presence of asbestos floor tile is reputed under the Children's Library carpet and is accounted for herein.	\$154,000	III
25 Repair short return section of gutter and fascia at east entrance.	\$1,000	III
26 Repair/extend mansard valley flashing per Sandpebble report.	\$1,500	III
27 Full-gut reconstruction of two original toilet rooms.	\$200,000	III
28 Remove and reinstall 6 existing roof drains with new sump pans to eliminate standing water.	\$12,000	III
29 Replace deteriorated skylight domes.	\$9,000	III
30 Paint west-facing gable louver.	\$500	III
31 Allowance for various minor EPDM seam repairs, including re-pitching N/W corner for proper drainage, and adding boot to plumbing vent near roof hatch.	\$25,000	III
32 Install batt insulation and add vapor barrier at crawlspace areas.	\$35,000	III
33 Replace original building attic insulation per the Sandpebble report.	\$35,000	III
34 Allowance for various existing batt insulation repairs in attic and old basement, and attic/plenum drywall repairs as identified in Sandpebble report.	\$7,500	III
35 Create 6 wire/fence partitions in basement for community groups' storage, and create a secure, conditioned storage room for records and sensitive documents. See mechanical and electrical related costs.	\$37,000	IV
36 Replace interior signage, as some is incorrect to current usage.	\$10,000	IV
37 Replace various stained ceiling tile from former roof leaks.	Local	V

	<u>Loaded</u>	
	<u>Estimated Cost</u>	<u>BBS Priority</u>
38 Repair drywall above east entry doorway.	\$750	V
39 Repair drywall at lower sections of walls in west lobby.	\$1,000	V
40 Repair drywall at westernmost skylight well.	\$500	V
41 Repair drywall at wall in Local History Room.	\$1,000	V
42 Allowance for potential structural repairs behind drywall repairs at the Reference doorway and the Local History Room.	\$10,000	V

ARCHITECTURAL TOTAL

\$720,750

HVAC

1 Repair or replace the mens and womens bathroom rooftop exhaust fans, which are currently not operational.	\$30,000	IA
2 Resecure the exhaust grille in the staff bathroom, which is hanging down from the ceiling.	\$750	IA
3 Clean out the areaway for air handling unit1, and provide proper screening on the fresh air intake grille.	\$1,000	IA
4 Provide firestopping around pipe, ductwork and conduit penetrations throughout the building to maintain fire rating of all walls.	\$20,000	IA
5 Reconnect the ceiling diffuser in Meeting Room A kitchen per the previous Sandpebble report.	\$750	IA
6 Provide a commercial dehumidification unit in the basement area to allow for proper document storage. Provide condensate drain, electrical connection and fresh air intake connection as required.	\$50,000	II
7 Re-duct the 1958 Section of the building HVAC Supply and return ductwork to eliminate the inadequate window sill diffusers.	\$40,000	II
8 Provide an electric cabinet heater in the front (west) vestibule, which currently has no source of heat.	\$20,000	II
9 Relocate the condensate drain line for the data wire closet split type A/C unit, which discharges into the crawlspace currently. Provide a condensate pump to pump the water outside the building.	\$3,000	II
10 Provide a climate control system for the proposed document storage area in the basement.	\$30,000	II
11 Resecure piping to the building structure as per the previous Sandpebble report.	\$1,000	II
12 Replace the 25+ year old Trane gas-fired rooftop HVAC unit which is badly rusted and has an exhaust hood that is rusted shut.	\$125,000	II

	<u>Loaded</u>	
	<u>Estimated Cost</u>	<u>BBS Priority</u>
13 Upgrade the automatic temperature control system in the Program Room to properly regulate the heat and the A/C in that area.	\$7,500	III
14 Separate the meeting room from the other areas on the unit to allow for individual control, especially when the exercise class is using the space. Update temperature controls accordingly.	\$40,000	III
15 Replace all missing ductwork insulation on air handling unit-1, including all ductwork in the crawlspace area.	\$40,000	III
16 Replace all missing pipe insulation in sand floor crawlspace area.	\$10,000	III
17 Replace air handling unit-1 circa 1991 in the front basement area, which serves the 1958 portion of the building. The unit is an American Standard A/C unit, with a gas fired duct furnace which was added after the fact. Automate all controls on the new unit to improve HVAC temperature control. to replace existina manual dampers.	\$125,000	III
18 Provide a split type air conditioning system in the projection room off of the meeting room, which reportedly gets very warm.	\$40,000	III
19 Scrape & paint louver on east side of 1958 building per previous Sandpebble report	\$1,500	V

HVAC TOTAL

\$585,500

PLUMBING

1 Install lav guards on all exposed waste piping in ADA toilet rooms.	\$1,500	IA
2 Provide a sink mounted emergency eyewash station for emergency use.	\$4,000	IB
3 Repair or replace leaking exterior hose faucet to eliminate further surface erosion.	\$4,000	II
4 Replace the damaged insulation on the water service riser as per the previous Sandpebble report.	\$750	II
5 Cut back all growth at RPZ hot box and test device if not done within the last year, and install screening on the drain line.	\$1,500	III
6 Replace cracked urinal in the mens room.	\$5,000	III
7 Provide a sump pump system in the basement area to pump out any ground water in a flood condition as discussed.	\$50,000	III
8 Replace the gas fired AO Smith domestic water heater which was installed in 1988, and is nearing the end of its life expectancy.	\$30,000	V

PLUMBING TOTAL

\$96,750

ELECTRICAL

1 Provide a GFCI electrical outlet adjacent to the sink in the kitchen area to replace the existing outlet.	\$500	IA
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<u>ELECTRICAL - Continued</u>		<u>Loaded</u> <u>Estimated Cost</u>	<u>BBS Priority</u>
2	Provide magnetic hold open devices on the meeting room doors to replace the non-code compliant drop down stops. Tie new magnetics into the fire alarm system for automatic activation.	\$10,000	IA
3	Repair or replace the non-operational light fixture in the staff room.	\$750	IA
4	Provide a blank plate in the electrical panel in the staff room to comply with code.	\$500	IA
5	Inspect and repair or replace as necessary the light fixture in the staff bathroom, which shows signs of water damage.	\$750	IA
6	Re-route the phone line in the main area which was run across the floor in floormold, to eliminate possible tripping hazard.	\$4,000	IA
7	It appears that the main electrical panel in the west basement may have a non-code compliant bus tap. Inspect and replace as required.	\$20,000	IA
8	Repair or Replace non-functional lighting in the east basement area to improve light levels.	\$4,000	IA
9	Provide fire alarm fan shutdown of all large fans as required by code. The staff was uncertain if the fans currently shut down in an alarm condition.	\$15,000	IA
10	Properly terminate the duct furnace wiring per the previous Sandpebble report.	\$500	IA
11	Cover the exposed junction box cover in the ceiling above the Gene Horton room as per the previous Sandpebble report.	\$500	IA
12	Replace the older type fire alarm system with a new ADA compliant system including speaker/strobe units, proper height pull stations, addressable smoke and heat detectors and carbon monoxide detection as required by current code.	\$100,000	IB
13	Suspend the light fixtures in the 1990 addition from the building structure as per the previous Sandpebble report.	\$5,000	IB
14	Provide additional lighting in the east basement area to improve light levels.	\$10,000	II
15	Provide nine additional CCTV Security cameras to increase system coverage, including the parking areas.	\$60,000	II
16	Provide two additional decorative light poles along the front (West) Walkway area to provide for proper lighting levels.	\$20,000	II
17	Provide a card access system for all employees to allow for improved security of the premises.	\$20,000	II
18	Replace the rear entrance high pressure sodium lights with new LED fixtures, and add two fixtures to provide proper light levels.	\$8,000	III
19	Retrofit the meeting room fluorescent and hi-hat fixtures with new LED lamps to improve light levels.	\$5,000	III

<u>ELECTRICAL - Continued</u>		<u>Loaded</u>	<u>BBS Priority</u>
		<u>Estimated Cost</u>	
20	Replace the old audio/video rack in the meeting projection booth and provide additional receptacles for charging of the Chrome Books.	\$35,000	III
21	Provide a basic dimming system on the meeting room lighting as discussed.	\$10,000	III
22	Retrofit the womens bathroom lighting with new LED lamps to improve light levels in the space.	\$2,000	III
23	Retrofit the hallway track lighting with new LED bulbs to improve lighting performance.	\$1,500	III
24	Retrofit all of the old T-12 lighting throughout the building with new LED lighting to improve light levels, as well as system efficiency and maintenance.	\$125,000	III
25	Install occupancy sensors on lighting where practical, for automatic lighting control.	\$20,000	III
26	Provide floor outlets for charging stations in key areas throughout the Library.	\$15,000	III
27	Provide additional ceiling mounted speakers tied into the phone/PA system to improve system coverage.	\$17,500	III
28	Replace the older fluorescent exit signs with new LED signes to improve system efficiency and maintenance.	\$5,000	III
29	Replace the older type telephone system with a new IP type system to allow for future growth, as the existing system is reportedly out of spare ports.	\$50,000	III
30	Replace the parking lot light fixtures with new fixtures to improve lighting levels in the lots.	\$25,000	III
31	Scrape and paint the rusted electrical service mast to restore to proper condition.	\$1,500	IV
32	Provide an emergency generator to handle life safety systems in addition to the meeting room areas. Assume a 100 kw generator.	\$225,000	IV
33	Provide Solar PV panels on the roof as discussed. Assume a 40 kw system on the flat roof areas only.	\$160,000	V
<u>ELECTRICAL TOTAL</u>		<u>\$977,000</u>	
<u>SITE</u>			
1	Rebuild 5ft section of brick garden wall, adding a concrete footing.	\$13,500	II
2	Cut down garden beds at the N/E vicinity as the grade has built-up over the bottom of the siding as per the Sandpebble report.	\$2,000	II

	<u>Loaded</u> <u>Estimated Cost</u>	<u>BBS Priority</u>
3 Replace 3 broken sidewalk sections at employee entrance.	\$3,000	III
4 Repair and overlay pave entire parking lot and driveway. Repair damaged curbs.	\$125,000	III
5 Reset bike rack in concrete footings.	\$2,500	III
6 Replace damaged section of chain link fence on south property.	\$2,500	III
SITE TOTAL	\$148,500	

COST ESTIMATES TOTAL BAYPORT-BLUE POINT PUBLIC LIBRARY

ARCHITECTURAL	\$720,750
HVAC	\$585,500
PLUMBING	\$96,750
ELECTRICAL	\$977,000
SITE	\$148,500
BUILDING SUB-TOTAL	\$2,528,500
ENVIRONMENTAL CONTINGENCY	\$50,000
GRAND TOTAL	\$2,578,500

Priority	Architectural	Mechanical	Plumbing	Electrical	Site	Total
IA	\$156,000	\$52,500	\$1,500	\$56,500	\$0	\$266,500
IB	\$3,250	\$0	\$4,000	\$105,000	\$0	\$112,250
II	\$18,250	\$269,000	\$4,750	\$110,000	\$15,500	\$417,500
III	\$483,000	\$262,500	\$56,500	\$319,000	\$133,000	\$1,254,000
IV	\$47,000	\$0	\$0	\$226,500	\$0	\$273,500
V	\$13,250	\$1,500	\$30,000	\$160,000	\$0	\$204,750
Total	\$720,750	\$585,500	\$96,750	\$977,000	\$148,500	\$2,528,500