

THE OSSINING PUBLIC LIBRARY  
PROJECT COMMITTEE MEETING #10  
MARCH 30, 2004

Attending: Joyce Lannert, Walter Ludlum, Edward Falcone (Library)  
Todd Harvey, Sal Coco (Beatty Harvey)  
Bob Firneis (JMOA)  
John Rice (AKF Engineering)

The meeting began at 4:05 in the Community Room.

Dente Engineering Report: The geotechnical report prepared by Dente Engineering was discussed. The report stated that there was a significant amount of fill on the site that would have to be removed and replaced with structural fill for the construction of the new library building. At this time it can not be determined what effect there will be financially on the project budget until the report is reviewed by the structural engineer and a foundation system is proposed. After a foundation system has been proposed JMOA will provide a cost analysis. A copy of report will be forwarded to Eberlin & Eberlin.

School District on Wicks Law: A letter has been sent by the Ossining School District to Assemblywoman Sandra Galef requesting assistance for relief on the requirement of Wick's Law requirement for bidding and construction.

[Ed Falcone & Todd Harvey joined the meeting at 4:30]

Sanitary/Storm Sewers: The surveyor and the Village Engineer have finally set a date for visiting our site: Thursday, April 1<sup>st</sup> at 10:30 a.m. The predicted heavy rain, though, may cause another postponement.

Streetscape: Ms. Lannert has asked the County to modify the Village's streetscape improvement plan so that the section in front of the library will be done in 2005. Regarding the driveway entrance/exit scheme shown on the site plan, it will remain as is.

LEED: Mr. Rice addressed some of the open questions from the LEED questionnaire.

- on public transportation, there are at least two bus stops within one half mile.
- on roofing, we can have white reflective roofing on the flat parts of the roof, but it may not cover the 75% minimum.
- when the questions refer to percentages of materials, they usually mean costs
- on window views, Mr. Harvey was confident that at least 90% of public spaces would have views.

On submission requirements, Mr. Rice said that we had to register the project first, and submit documentation at the end. There is no on-going review, but we can ask questions by email. LEED submission is not in the base AKF contract, Mr. Rice will work up a budget for LEED and give it to Beatty Harvey.

Demo/Site Plan: The site plan will include the geothermal wells, and the project will be divided into three contract packages: demolition (including lead abatement), site work, and geothermal wells. Bob Firneis is working on a scope for the contracts. Carl Oreo will determine

well locations. Sal Coco will check status of site drawings with Ron Tetelman of Eberlin & Eberlin.

S.E.D. Review: Q: Is S.E.D. only reviewing school projects right now? Mr. Firneis said not to his knowledge, and anyway this package will be treated differently because it's limited to just site work and demo – it should generate fewer questions.

Retaining Wall: Mr. Harvey showed a brochure featuring interlocking cast stone blocks for the retaining wall. Blocks are much less expensive than poured concrete and will be more attractive.

Floor Plan: Mr. Coco showed the latest floor plans.

Lower level: the floor unfinished area is now 3' higher to save money. The landing on the lower staircase can be designed to be level with that floor. There was some discussion of exactly what equipment will be in the mechanical spaces. The café will be visible from the first-floor vestibule. Stage lighting in the performance space can be expensive, but the stage area will be wired and have tracks for lighting that can be added later. There will be lighting, technical and audio/visual consultants on this project.

Partitions: there will be sky-fold doors in the first and second floor meeting rooms, but manual partitions in the performance space.

Penthouse: the mechanical penthouse on the main roof is gone, but some HVAC equipment will be on a roof outside the office. That space will need to be enclosed and louvered.

Foundation: brochures with stone samples were shown to the committee. Mr. Harvey is recommending a cast stone for the foundation. For the brick, he recommended that the committee meet in NYC at some point to see brick showrooms. Window frames will be made of painted steel, with anodized aluminum as a second choice.

Flooring: the raised floor system discussed last week was out due to costs. Q: are we considering bamboo and cork flooring for some areas? Mr. Harvey will investigate, there are installation and maintenance issues to deal with. Q: will LEED certification limit materials choices? Yes, but most manufacturers have good selections of certified materials.

Budget: committee members wanted to see if the original budget projections were still holding up. They asked Mr. Firneis to contact Stuart Schiller and ask him to revise the budget. Mr. Harvey said that the engineers needed to catch up with the design work before the budget could be updated.

Next Meeting: The next meeting will be on April 13<sup>th</sup> at the NYC offices of Beatty Harvey. The meeting will start at 1 p.m.

Reported by Edward Falcone