

THE OSSINING PUBLIC LIBRARY
PROJECT COMMITTEE MEETING #15
JUNE 8, 2004

Attending: Joyce Lannert, Walter Ludlum, Edward Falcone (Library)
Todd Harvey, Sal Coco (Beatty Harvey)
Bob Firneis, Stuart Schiller (J.M.O.A.)
Ron Tetelman (Eberlin & Eberlin)
Joseph Lorino, Luis Contreras (Horizon Engineering)
John Rice (AKF Engineers)

The meeting began at 4:15 p.m. in the Library Community Room.

IT Consultants: Beatty Harvey will coordinate interviews with three firms for next Monday or Tuesday (6/14-15). Ed Falcone will invite Wayne Hay of WLS to sit in. Sal Coco reported that the consultants want to know what the OPL technology budget is

Lighting: Mr. Coco met with Ms. Whitehouse today to discuss interior lighting locations and power requirements. She will come to our 6/22 meeting with an update.

Horizon: Joyce Lannert introduced Mr. Lorino and Mr. Contreras (from Horizon Engineering) and said they were working for the Library Board. They will be reviewing the LEED process, spot-checking the balancer, doing pre-functional and functional testing, and providing input on bidding and maintenance contracts. Q: How many LEED points do we have so far? John Rice said around 28. Horizon will review the points and try to earn more. Q: Is LEED certification worth the extra time and expense? Ms. Lannert spoke out strongly in favor of LEED. Mr. Lorino said that turnaround time for LEED approvals is only a few weeks.

Drawings: Mr. Harvey and Mr. Coco showed the latest drawings, which reflected the reduction in square footage. The committee was satisfied that the reduction had a limited and acceptable impact on the library's programs and services. They also showed the latest concepts for the exterior. It was decided to use real stone veneer in the foundation rather than manufactured stone. The windows will be aluminum, and the roof will be terne-coated stainless steel. The brick façade will have soldier courses showing the floor levels.

Q: Can we reduce the glass area on the north side to reduce costs? Mr. Harvey answered that the curtain wall reduces the amount of steel needed, so the costs equal out. Q: Will the glass wall require higher U-value glass or shading to meet LEED requirements? The windows are on the west and north sides, this should not be a problem.

Bricks (1) The committee was currently considering two brick styles, and samples were stacked in the side yard. One style was approximately .40 each, the other was .60. Q: How much material is needed? Mr. Schiller answered that we need 6,500 S.F. of stone and 12,500 S.F. of brick. Using the less expensive brick would save around \$25,000. It was noted that the bricks will be bid out – we can specify a particular style, but might have to accept one of similar quality and look. We will have a mason build a wall and ask bidders to match as best as possible. There will also be a performance spec for the brick. [Ron Tetelman arrived at 5:00]

Q: Can a computer rendering show the brick façade in different colors? Mr. Harvey answered yes, we will see different stone and brick options.

Retaining Walls: Ron Tetelman and Sal Coco updated the design of the retaining walls. Three walls are needed: one in the rear, and two on the east side that follow the driveway. The height of the rear wall has been reduced to 19' at its highest point. Decisions to be made: 1) how much of the wall will show on the parking lot side of the rear wall before the fence starts, 2) how high should the fence be, 3) should the fence be wrought iron or vinyl-clad chain link, and 4) should the side walls be made of foundation

stone or Uniblock? There was also a discussion about locating the dumpsters and allowing room for service vehicles to enter and maneuver in the parking lot.

[John Rice arrived at 5:25]

Mr. Tetelman recommended bluestone for the side stairs and the canopy walkway. Q: Are we still considering porous asphalt? Mr. Tetelman answered that his initial concerns about porous asphalt were unfounded – he is recommending it for its runoff characteristics and to reduce the size of the water quality structure.

Wells: John Rice spoke to Mr. D’Orio today about the well field design, and he was expecting a report by tomorrow (6/9). He will forward the report to Mr. Harvey. Q: Will there be access to the wellheads? After a discussion, Mr. Rice agreed that manhole covers should be placed over each well.

Landscaping: Mr. Schiller reported that a drip irrigation system was in the budget and had a negligible cost impact. The exterior will have hose bibs and electrical outlets.

Plumbing: It was decided to use automatic faucets and dryers in the public restrooms.

Electrical: Mr. Rice needs a receptacle layout to finish his work. Mr. Harvey and Mr. Falcone will meet on Friday to review the plans.

Schedule: Mr. Firneis was expecting lead abatement specifications from Warren & Panzer by Friday. Package 1 (site work, demo, geothermal, lead) is targeted for June 15th completion. That work could be bid by August, and work could start in September. Mr. Harvey recommended that Package 2 (new construction) be completed by August 15th to make it more complete. With that schedule, bidding could take place in October, and work could start in November.

Budget Update: Mr. Schiller reported that the project appeared to be back on budget again. However, he was concerned about a new shortage of concrete. He will be getting an updated set of plans from Beatty Harvey and Eberlin, and he will have a revised design development estimate in three+ weeks. First, though, he will work on estimates for the demo package.

Next Meeting: June 22.

Bricks (2): At 6:30, the meeting moved to the Jackson site to look at the two brick samples. Neither sample satisfied anyone. Mr. Harvey encouraged the group to identify buildings they liked, and he will line up more samples.

ACTION ITEMS:

Beatty Harvey: Schedule IT interviews for 6/14 and/or 6/15
 Exterior renderings with different brick/stone colors by next meeting
 Finish demo/site package by 6/15
 Finish construction package no later than 8/15
 Give Horizon a complete set of drawings

JMOA (Schiller): Revise budget estimate by July 1st
 Break out landscaping and technology budgets

JMOA (Firneis) Contact Verizon re impending demolition

AKF: Insure that Water Energy Distributors is on schedule with well design

Horizon: Research LEED ‘20% local content’ rule