

THE OSSINING PUBLIC LIBRARY
PROJECT COMMITTEE MEETING #22
SEPTEMBER 7, 2004

Attending: Joyce Lannert, Walter Ludlum, Edward Falcone (Library)
Sal Coco, Dan Braatz (Beatty Harvey)
Stuart Schiller, Bob Firneis (J.M.O.A.)
Linda Carpenter (Ossining UFSD)

The meeting began at 4:00 p.m. at the offices of J.M.O.A.

Well Design: Three wells will be needed for the geothermal system; originally the plan called for five.

Budget: Most of this special meeting was devoted to budget issues. Stuart Schiller reported that the budget will support \$13 million in construction costs, \$2.3 million in soft costs, and a \$500,000 contingency. The current estimate for construction is at \$13.5 million. He has been encouraged by low bids that have been submitted on other jobs, but this may be offset by the rising cost of steel. Alternatives for the committee to consider were 1) making big cuts up front to close the gap, or 2) bidding the job as is, with lots of bid alternates. Some alternates to consider include metal stud walls, an aluminum roof, a smaller canopy without bluestone, and less wood paneling in the auditorium and the circulation area. More drastic measures included eliminating the mezzanine or leaving it unfinished, and shortening the building by another five feet. Mr. Schiller will contact Mr. Harvey before the next meeting, and give the committee another update on 9/14. Ms. Lannert was concerned that any bid alternates should comply with LEED certification.

Q: Can we change to a concrete building? No, the design doesn't lend itself to concrete.

Q: How are recent MEP bids coming in? Mr. Schiller answered that they are coming in lower than expected.

Demolition: The demolition of the current library will be bid out with package #2. An asbestos survey needs to be done first. Mr. Falcone was asked to find out what buildings occupied the site prior to the library. Mr. Firneis is working on the bid package for the Jackson demo and site work. The front end is not finalized yet, he is working on Mr. Praga's comments.

Q: Are there any opportunities for bid alternates on the demo and site work package? Mr. Firneis answered that there might be some, but nothing substantial.

Retaining Wall: Mr. Schiller was concerned that his drawings might not have the current height of the retaining walls. He would contact Eberlin to find out.

Horizon Comments: There was a discussion of the 86 open issues listed on the Horizon web site. Mr. Coco and Mr. Braatz would contact Horizon – they thought most of the issues had already been addressed.

The meeting ended at 6:15. The next meeting will be on 9/14 at the library, 4 p.m.

Reported by Edward Falcone