

THE OSSINING PUBLIC LIBRARY
PROJECT COMMITTEE MEETING #24
SEPTEMBER 28, 2004

Attending: Joyce Lannert, Walter Ludlum, Edward Falcone (Library)
Todd Harvey, Sal Coco (Beatty Harvey)
Stuart Schiller, Bob Firneis (J.M.O.A.)
Anthony Papapietro (Horizon)

The meeting began at 4:00 p.m. at the Ossining Public Library

Utilities: The Library will run water and power lines from the current building to the site during phase 1. For phase 2, the Library will have a separate electric meter installed at the site.

Bidding: The bid documents are at the printers and should be ready by 10 a.m. tomorrow. JMOA is shopping the job around, and many contractors have expressed interest. Mr. Firneis will call Carl Orio for leads on geothermal well contractors. Bid opening will be on October 12th at 3 p.m., Mr. Falcone will open the bids. Q: Why can't we require a higher insurance rating from contractors? Legally, we cannot ask for more than a B+. Front-end language is almost complete – the front end and add alternates will be in an addendum that will be available no later than October 8th.

[Anthony Papapietro arrived at 4:30]

Site Plan: Eberlin proposed relocating a fire hydrant to make the driveway wider. The committee discussed the driveway design and the retaining wall on the eastern property line. Mr. Harvey will call Ron Tetelman for the latest drawings, and to confirm the elevations in the front, the best location for the retaining wall, and whether the retaining wall needs room for a footing. There is still an open issue regarding safety railings on one retaining wall.

Bricks: Mr. Firneis does not know why Imperia isn't delivering the second variety of bricks. He will wait another week and then try another vendor. Ms. Lannert reported that the difference between the foundation stone she saw at Imperia and the stone they delivered was due to the mix of colors and some extra chisel work on the Imperia site. Imperia is suggesting a stone sill transition between the foundation and the brick.

[Stuart Schiller arrived at 5:00]

LEED (1): Mr. Papapietro defined the fabrication credit as material assembled within 500 miles, regardless of the material's original source. There was a discussion of how to specify local fabrication in the bid. His goal is to find LEED credits that don't add to the cost of the project. Mr. Harvey said that most of the material that will be used in phase 1 (block, concrete, asphalt) will be of local origin. Q: Is there a credit for re-using demo material? Mr. Papapietro will check. He distributed a revised LEED credit registry for comment. This was deferred until after the budget discussion.

Budget: Mr. Schiller distributed a revised budget for the project, which included alternates. Q: Shouldn't we have a higher contingency? No, \$500,000 is more than adequate for new construction. Q: Are we still considering metal stud construction? No, we will specify concrete block for now. The café will remain as is, making it smaller will involve too much revision of plans. Mr. Ludlum reminded the team to list the soft costs that ensue from any design changes. Q: Should we still cut the entire budget by 10% for a safety margin? No, wait for the first bids to come in.

{Mr. Ludlum left at 6:05}

Q: Is there a building security system in the budget, and who is designing it? It's not in the design now, but can be added easily later.

Q: Who is designing the irrigation system? Eberlin was doing it, but BH&A has to give Mr. Tetelman a planting plan. Mr. Schiller suggested underspending the landscape allowance if the budget becomes tight again. In the performance space, switching from a wood ceiling to ACT can mean extra savings. Mr. Schiller reported that, overall, the project is within budget again.

LEED (2): The team reviewed the LEED credit registry to assign responsibility

Erosion:	Eberlin
Site Class:	BH&A
Site Spec:	BH&A
Site Analysis:	OPL
Site Design:	BH&A
Recycling Info:	BH&A
Building Design Spec:	BH&A
No Smoking:	OPL
VOC Specs:	BH&A
Storm Water:	Eberlin
Lighting	BH&A/Whitehouse
ASHRAE issues:	AKF
Renewable Energy:	AKF
C02 Monitors:	AKF
Thermal Comfort:	AKF/Horizon
Commissioning:	Horizon
Renewable Energy:	Horizon
Add. Commissioning:	Horizon
Rapid Renewables:	Taken Out
75% & 90% Views:	BH&A/Whitehouse
Regional Materials:	JMOA/BH&A
Minimum IAQ:	AKF
IAQ Management:	JMOA
Landscaping:	Cherbuliez

The meeting ended at 6:40.

Reported by Ed Falcone