

OSSINING PUBLIC LIBRARY
PROJECT COMMITTEE MEETING #3
DECEMBER 1, 2003

Attending: Joyce Lannert, Walter Ludlum (Library Trustees)
Edward Falcone (Library Director)
Todd Harvey, Sal Coco (BHA)
Bob Firneis (JMOA)
Linda Carpenter (OUFSD)

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

Directory. A contact list was distributed to all members of the committee.

Proposals Todd Harvey was still waiting for a third civil engineering proposal. Sal Coco was preparing an RFP and basic boring plan with locations, based on the recommendation of a structural engineer. Borings are done to determine bearing strength, drainage capacity, presence of rocks. Borings are typically 30'+ deep, 2 or 3 inches in diameter.

[Sal Coco joined the meeting at 4:30]

NYSERDA Since the School District buys electricity from the NY Power Authority, we will not be eligible for a NYSERDA grant – NYPA doesn't contribute towards that program. They do, however, have a limited program of their own that might help pay for an energy consultant. Joyce Lannert gave Todd Harvey the name of an area rep. Q: who would advise us on energy use and annual costs for the new building? The M.E.P. engineer does that. Now that the floor plan is close to being finalized, an engineer will be brought in soon, and he will be knowledgeable on energy issues and he will also have experience with library construction. Q: Have any of Mr. Harvey's other clients ever gotten second opinions on energy issues? No. Q: What kind of heating system will be used? Most likely a combination of fin-tube radiant heating plus forced air. Q: Gas or oil heat? Perhaps a system that uses both fuels.

Contract Front-End. Sal Coco distributed draft copies of the 'General Conditions' contract that the library would sign with contractors. Ed Falcone will send copies to attorney Larry Praga and the library's insurance broker for comment. J.M.O.A. will also give their comments. The final language of the contract isn't needed until the bidding process.

Time Line Bob Firneis distributed two versions of the time line. The first one counts on a new 10-week SED approval process, and the second one had a more typical 29-week approval.

Demolition The demolition schedule may be optimistic - plans need to include as much site work as possible, so plans for the new building need to be brought further

along. J.M.O.A. is leaning towards a general contractor for demo plus another contractor for removing the window frames. Todd Harvey would like to see the floor plans finalized by late January.

Draw Schedule Bob Firneis distributed a preliminary draw schedule, and promised a more detailed cash flow schedule by the next meeting. Ed Falcone reported that invoices for professional services had already been submitted for payment.

Parking Lot The committee asked Ed Falcone to consult with the attorney on the terms of the parking lot lease.

Other Consultants Todd Harvey mentioned the possible need for other consultants for landscaping, lighting, technology, A/V and acoustics. They were not included in his contract.

Latest Plans. Todd Harvey and Sal Coco showed the team the latest floor plans:

- Lower Level showed a different configuration for the unfinished space. That space will be framed out for a later addition of an entrance to the street and for bringing the monumental staircase down to the lower level.
- Main Level showed a book sale room, printers for the Internet section, a relocated fireplace, a reconfigured Junior Room office/workspace/program room, and some changes to the Toddler Area.
- Upper Level showed a bigger Reference Office and a different arrangement of seating and shelving.

The next plans may show column grids and mechanical systems.

Exterior Q: Will the stone cladding have any insulation qualities? Little or none, most of the insulation is between the inside and outside walls. Also, 80% of heat loss is through the roof, that is where most attention needs to be paid.

The meeting ended at 6 p.m.

Reported by Ed Falcone