

**OSSINING PUBLIC LIBRARY
PROJECT COMMITTEE MEETING #5
JANUARY 13, 2004**

Attending: Joyce Lannert, Walter Ludlum (Library Trustees)
Linda Carpenter (School District)
Sal Coco (BHA)
John Rice, Joseph Lembo, Gianni DeSantis (AKF Engineers)
Bob Firneis, Steven Spangler (JMOA)
Ron Tetelman (Eberlin & Eberlin)

The meeting began at 4:10 p.m. in the Community Room.

NYSERDA's FlexTech program Ms. Lannert reported that she had had a conversation with Tim Lynch of SAIC who indicated that we might be eligible for matching funds for an energy consultant through the FlexTech program. The Board of Trustees has authorized up to \$30,000 for its share. This consultant would work with BH in the system and building design to assure the highest energy-efficient and most cost-effective building.

MEP Systems John Rice of AKF (engineering subcontractor to BH) made a presentation on the preliminary concepts for the architectural, mechanical, electrical and plumbing systems (see attached). AKF will provide a narrative of various alternatives as the design phase goes forward and Bob Firneis will prepare an estimate of same.

AKF proposed using a dual heating system, one which switches between oil and gas, depending on the most advantageous cost at peak use times. Linda Carpenter will find out if the District has that flexibility under its contract for heating oil.

Civil Engineering Ron Tetelman of Eberlin & Eberlin discussed the preliminary site engineering. At this time, it is not clear if the new parking lot will be able to accommodate an entrance to the leased lot next door. It will not be able to be located in the same place, but the possibility of locating it at the lower level will be explored. Ron will also explore the possibility, with AKF, of reusing collected rainwater. This would provide two benefits: less water to treat before entering storm system; water to use for the plantings.

Demolition There was some confusion about whether the demolition of the Jackson Ford Building is included in the project number submitted to SED for the first phase of the project, and which demolition budget applied to which building (JF vs. the old library). These issues will be clarified at the next meeting and a revised budget separating demolition from new construction will be provided to Linda Carpenter.

The consultant engineers left at this point while we discussed possible locations for a coffee bar

Coffee bar Sal Coco came with revised floor plans showing two alternative locations for a coffee bar: on the first floor where the book sale room and copier room are now; and in the gallery space below.

space: 1st floor space – 15'x12' – Sal felt the space on the 1st floor was “cramped”. Linda Carpenter also expressed concerns about food and coffee around new furniture, computers. Gallery – 30'x30' (on the drawing he used only 30'x30' for the café, that's approximately half the available gallery space). Sal felt that the openness of the gallery space was more attractive generally and had the added advantage of its ceiling being open through the 1st floor – nice “airiness”. He also pointed out that the gallery level space could serve patrons during performances. He also noted the security advantage of having the gallery space used and populated.

code: Bob Firneis (JMOA) said that code required that we have a sink in the café, either space – there's more room to accommodate this in the gallery. The drawing showed a sink set in a combined counter/serving space on the gallery level on the south (Croton Avenue) side. It was shown on the north wall of the book sale room.

Next meeting The next meeting was scheduled for 1/15, at 4 p.m.

The meeting adjourned at 6:20.

Reported by Joyce Lannert