

THE OSSINING PUBLIC LIBRARY
PROJECT COMMITTEE MEETING #8
MARCH 2, 2004

Attending: Joyce Lannert, Walter Ludlum, Edward Falcone (Library)
Todd Harvey, Sal Coco (Beatty Harvey)
Steven Spangler, Bob Firneis (JMOA)
Ron Tetelman (Eberlin & Eberlin)
John Rice (AKF Engineering)

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

LEED Certification: Copies of the LEED checklist were distributed to see how many points could be earned. After the initial run-through, the Committee came up with 28 points (out of 69), plus 10-15 additional points that were question marks and needed more study.

Questions:

- How close is the library to public transit (4.1)?
- What are the requirements for land restoration (5.1)?
- What roofing materials satisfy 7.2?
- How do water credits 1.1 & 1.2 apply if plants don't require any irrigation?
- Which refrigerants satisfy Ozone Depletion credit (4)?
- Do percentages for materials credits refer to project costs, weight, or square footage?
- Will design allow window views in 90% of building (8.2)?

We will need to retain an outside commissioner to oversee AKF, fee could be \$25,000. We need to register the project with LEED now, AKF will clarify the submission process, documentation requirements, questions on checklist items, and fees by the next meeting. It was agreed that LEED certification was important, the community will support it. Sal Coco will assemble potential additional professional fees for LEED certification and provide to Project

Geothermal HVAC: There was a discussion of open-loop vs. closed-loop systems, and concerns about the total costs of geothermal vs. traditional systems. AKF is proposing an open-loop system for the library. JMOA and AKF had different cost estimates; Bob Firneis had higher numbers for well-drilling and for the overall system. JMOA may not have backed out the cost of some equipment that will not be needed with geothermal. By next meeting, AKF will give JMOA the names of geothermal well-drilling firms, do a life-cycle cost analysis, and have a more detailed explanation of closed-loop and open-loop systems. AKF will review the schematic cost estimate and review with Bob Firneis. JMOA will do a more detailed installation cost study. Ed Falcone will contact four more school districts that use geothermal systems. Note: geothermal gives the project 2 LEED points.

Site Work: Ron Tetelman showed the latest site plan with elevations. It showed a 10% grade on driveways, and 2% in the parking areas. There is some difficulty meeting the grade by the leased lot driveway, more work there is needed. Mr. Tetelman recommended using porous asphalt with a 50% runoff factor. The retaining wall will have drainage at the bottom. Fill will be clean construction fill. There was a discussion about fencing on top of the retaining wall; 42" is minimum, but 6' might be better. Landscaping will be used at the base of the wall. A terraced wall is unlikely, but Tetelman and Harvey will discuss this further. Wall height may be reduced; it's about 20' high right now. Four handicap parking spaces are needed.

[Steve Spangler left at 5:50]

Regarding storm drainage, the lowest part of the property will be in the rear-left (north-west) area. The Village engineer has not supplied Mr. Tetelman with any additional information on available storm sewers on Denny Street, Walter and Joyce will make some calls.

Regarding the sanitary sewer, the Village has pointed out a live, private sewer pipe running from Todd Place to Croton Avenue, running directly under the library and the Jackson Building. A dye test will be needed to see exactly who is connected to this pipe. Library staff will check the manhole first to see if the pipe is dry.

[John Rice left at 6:10]

If it is active, we will have to tie it into our system. Options are to find a sanitary sewer pipe on Denny Street, or pump up to Croton Avenue (holding tank or emergency generator needed).

Q: What does this do to our schedule for site package with demo? Bob Firneis says the April 1st target is still reachable, especially if the Village supplies the information that he needs.

Ron Tetelman will be working on a full detail sheet, water quality detention structures, and finishing up grading and contours. He will not be working on landscaping at this time; Joyce Lannert is getting a quote from another firm. He noted that wall design is not included in the Eberlin contract. Bob Firneis and Ron Tetelman will both attempt to contact Paul Fraioli of the Village to find out if they found records on the Jackson building showing sanitary and storm sewer connections.

[Ron Tetelman left at 6:45]

Building Design: Todd Harvey and Sal Coco recommended stone for the foundation, full brick and Ariscraft for the walls, and a terne-coated roof. They were looking for a variety of textures in the same color family. Q: Should a shingle roof be considered as an alternate? There would be a cost savings, but the look would be wrong. Also, there isn't that much roofing.

For the rear of the building, they suggested a cantilevered wall – the Board approved and asked them to develop the idea. They also asked for more windows on the west wall for quiet study. Harvey will check the proportions and add windows where he can.

On the interior, Ed Falcone asked for the former booksale room to be repurposed as a conference room accessed from the Junior Room. It will have glass walls/doors. Todd Harvey gave Mr. Falcone a first sketch of the circulation desk.

Todd Harvey will be sending away for prevailing wage rates. He will be finalizing the contract front end based on comments from our attorney and JMOA. The front end is needed as part of the SED submission, but the revisions can be finalized after submission to SED.

Finally, Ms. Lannert and Mr. Ludlum distributed a memo from Lucio Lombardozi of NYPA, offering his suggestions and observations on the project thus far.

The next meeting was scheduled for March 16th at 4 p.m. The meeting ended at 7:30.

Reported by Ed Falcone