

THE OSSINING PUBLIC LIBRARY
PROJECT COMMITTEE MEETING #9
MARCH 17, 2004

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

The meeting began at 4:05 in the Community Room.

Construction Fence. When construction begins, contractors will need access to the back property. Bob Firneis recommended an entrance ramp where the first two parking spots (by the retaining wall) are, and an exit ramp where the last two spots are. Parking will be problematic after the move to the new building; the entire parking lot may be off-limits during the demo of the old building. More study needs to be done on this. A series of phasing plans will be prepared to show the sequences of construction from demolition of the existing Ford building to construction of the new library and site improvements to demolition of the existing library and completion of the site improvements.

Sewers. The Village has postponed its meeting with the surveyor until next week due to the snow. Ron Tetelman will not be doing a dye test, assuming a worst case scenario. Q: Will sewer plan be ready for April SED submission, even if it has to be refined later? Yes.

Geothermal. John Rice gave the committee more information on the proposed geothermal system. He is now recommending a perimeter hot water system connected to the heat pumps, not heated by a separate boiler. Electrical service is down significantly, to 1,000 amps. Q: Is that enough for expansion needs? AKF will check again. There is no longer a need for a storm water reclaiming system.

Carl Oreo of Water Energy Distributors, Inc. (NH) has bid on design work for our well system. His bid is \$4,000 and John Rice recommended him highly. Q: Why no test borings? Not necessary, based on past experience – we should get 30 tons of cooling per well regardless of the depth of the aquifer. Q: Should well drilling be bid separately? Yes, it should definitely be broken out.

There will be five zones in the new building, supplied by five air systems. Two units were originally going to be in a penthouse on the main roof, but will now be on a roof near the office.

Locations of the wells will be reviewed. The geothermal wells will be a separate contract and will be part of the work occurring in the initial phases of construction.

L.E.E.D. John Rice has followed up on some open questions from the last meeting, but needs more time to finish them all. He will write a memo to the committee soon. Todd Harvey will write a memo on the LEED submittal process.

Mr. Rice asked the committee to consider an under-floor air system – it would help with LEED certification and give the new library much greater flexibility. It could be more expensive overall, he will do a cost exercise for the next meeting. JMOA will assist with the estimating comparison.

Mr. Ludlum was concerned with budget creep now that some costs were now coming in higher than originally estimated. Mr. Harvey noted that steel prices were also going up. Bob Firneis will be monitoring the budget carefully.

Meeting Dates. John Rice cannot attend meetings held on the third and fourth Tuesdays of each month. The next meeting will be on March 30th at 4 p.m.

New Drawings. Mr. Harvey and Mr. Coco had updated floor plans and elevations:

- Vestibules were redesigned to prevent drafts. After discussion, the main entrance vestibule was made larger for draft control and to bring more light to the basement.
- Only one column is needed in the theater. There are now windows behind the stage, curtains will be needed.
- After discussion, it was decided to have a ceiling height of 14' in the unfinished room instead of 17' to save money. A ramp will be needed to reach the floor in the finished area.
- The former book sale room on the main floor is now shown as a conference room off the Junior Room.
- There is now an additional window bay on the west wall of the first and second floors for patron seating.
- The exterior will now be faced with brick and stone, the Ariskraft panels will not be used.
- There is no more need for an elevator to the main roof, a ship's ladder will be used instead to reach a hatch.

S.E.D. Bob Firneis will talk to Steve Spangler about scheduling a preliminary meeting in Albany. Sal Coco has sent for prevailing wage rates for the demo/site work package.

The meeting adjourned at 6:05 p.m.

Reported by Ed Falcone