

BOARD OF TRUSTEES
OSSINING PUBLIC LIBRARY
SPECIAL MEETING
WEDNESDAY, SEPTEMBER 18, 2019, 7:00 P.M.

MEETING MINUTES

IN ATTENDANCE: Amanda Curley, Althema Goodson, Alice Joselow, Cecilia Quintero, Shandi Speller, Matthew Weiss, (Lucinda Manning was absent)

STAFF: Karen LaRocca-Fels, Library Director; Molly Robbins, Assistant Director

OTHERS: John Tortoso, Building Consultant; Jim Dolan, OLA, via phone

CALL TO ORDER:

At 7:00p.m. President Matthew Weiss called the September 18, 2019, Special Meeting of the Board of Trustees to order.

Pledge of Allegiance:

All those present stood for the Pledge of Allegiance.

Committee Reports:

- Buildings and Grounds HVAC

Jim Dolan, our consultant on facility/construction matters was reached via speakerphone and was introduced to members of the Board. He was asked what sorts of issues we should consider regarding potential cost overruns above the approved bid totals.

Jim Dolan said he reviewed the entire HVAC system and made recommendations to replace pieces of his original plan; now in 2019 we have a larger plan to consider addressing this area.

- There will be some issues with the heating coils and the Con Ed threat to cut off the line in the future. Getting the boiler and heating into the building is imperative.
- The current bidding climate can be very busy, and contractors can have a challenge in keeping their staff. Currently contractors are not turning away work. Jim also pointed out that the Public bidding process is very different from the Private bidding process.
- This project is more technical. The boiler and the piping are not expensive. But labor costs can increase the cost.
- The original scope of the job was priced at approximately \$1million; work was to be done horizontally above the ceiling and installed in multiple zones. For this scaled back proposal, they are back to existing coils and lobby in the lower level. They are not working in the airshaft. They are now working in raw space; it is open and visible to everyone which simplifies the job which is now priced at \$590K.
- The new heating system cannot function without the Geothermal wells. We are not currently addressing the cooling system for the summer season. The Geothermal wells are not a forever element in this plan.
- Getting Con Ed in on time and not delaying the project given the current gas moratorium is a troubling detail here.

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- As this is a “Solid Project with a Solid Plan” we should have approximately between 5%-10% in mind for potential cost overruns.

In response to a few misgivings and less than satisfactory issues which were raised about Clean Air’s history with OPL, Jim Dolan added the following points. He will be monitoring their progress. We already know their strengths and deficits. We can state our expectations for this upcoming work. They know we will be reviewing and testing their equipment when the job is done.

Karen LaRocca-Fels and Matt Weiss: Table the CleanAir bid resolution vote until we have a meeting with Clean-Air, our Resident Experts, (Mechanical Engineer expertise is still needed). John Tortoso and Jim Dolan with the BOT present to review our questions, concerns and requirements for the work on project.

Resolutions:

RESOLUTION #18 – Acceptance of HVAC Bid

RESOLVED, that the Board of Trustees accepts the August 14, 2019 Bid Proposal from Clean Air Quality Service, Inc. in the amount of \$598,609.0.

(Resolution was tabled until a future BOT meeting TBD to confirm/clarify work specs)

RESOLUTION #20 – Approval of NYS Library Construction Grant Application for Boiler Installation

RESOLVED, that the Board of Trustees approves the NYS Library Construction Grant Application and Assurances dated September 18, 2019 for the Boiler Installation Project in the amount of \$411,456.

Matthew Weiss moved and Amanda Curley/Althema Goodson seconded the motion to approve the NYS Library Construction Grant Application for Boiler Installation. Motion was unanimously approved.

Respectfully submitted,
Cecilia Quintero, Secretary