



OPL Bond Presentation OUFSD July 9, 2025

Ossining Public Library Building Project



KEY PARTNERS

OPL Project Team

Karen LaRocca-Fels, Molly Robbins, Mallory Marinaro,
OPL Board of Trustees

OPL Friends and OPL Foundation

Virginia Blake West, Communications Consultant

Calgi Construction Management

Dominic Calgi, President, David Chen, Project Manager/Estimator

Munistat Services

Noah Nadelson, Chief Executive Officer

SGH (Simpson, Gumpertz & Heger), Engineering

Bryan P. Strohman, Principal

Gloriana Arietta Martinez, Senior Consulting Engineer

OLA Consulting Engineers

Jim Dolan, Principal, Jonathan Katz, Associate

Lothrop Associates, Architects

Bob Gabalski, Principal, Kathleen Sowle, Senior Project Manager

Bond, Schoeneck and King, Attorneys



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BEST**

Our Project



- **Bond Proposal funds critical repairs and renovations needed to continue providing the best possible service to the community.**
 - The OPL was built about 20 years ago.
 - The OPL has won the “Best of Westchester” Library/Children’s Library Award 14 times.
- **Key projects in the Proposal:**
 - Repairs to the retaining wall and drainage
 - Parking lot accessibility improvements
 - New heating/cooling systems
 - Roof repairs
 - Health and safety repairs and improvements
 - Energy efficiency and sustainability improvements
 - Service-related upgrades and improvements

Our Project



- **\$30 million Bond Proposal is targeted for public vote September 16, 2025.**
 - Estimated average increase to taxpayers:
\$184 per year (\$15.33/month)
 - Based on the average full value of homes within the entire Library District:
approximately **\$625,000**
 - 15-year bond.
- The OPL will maintain essential programs, services, and staffing while the work is underway.

PROPOSED PROJECT DETAILS

Phase I: May 2026 - March 2027

- Repair of the retaining wall
- Stormwater drainage work
- Reconfiguration and repaving of the parking lot

Phase II: April 2027 - September 2028

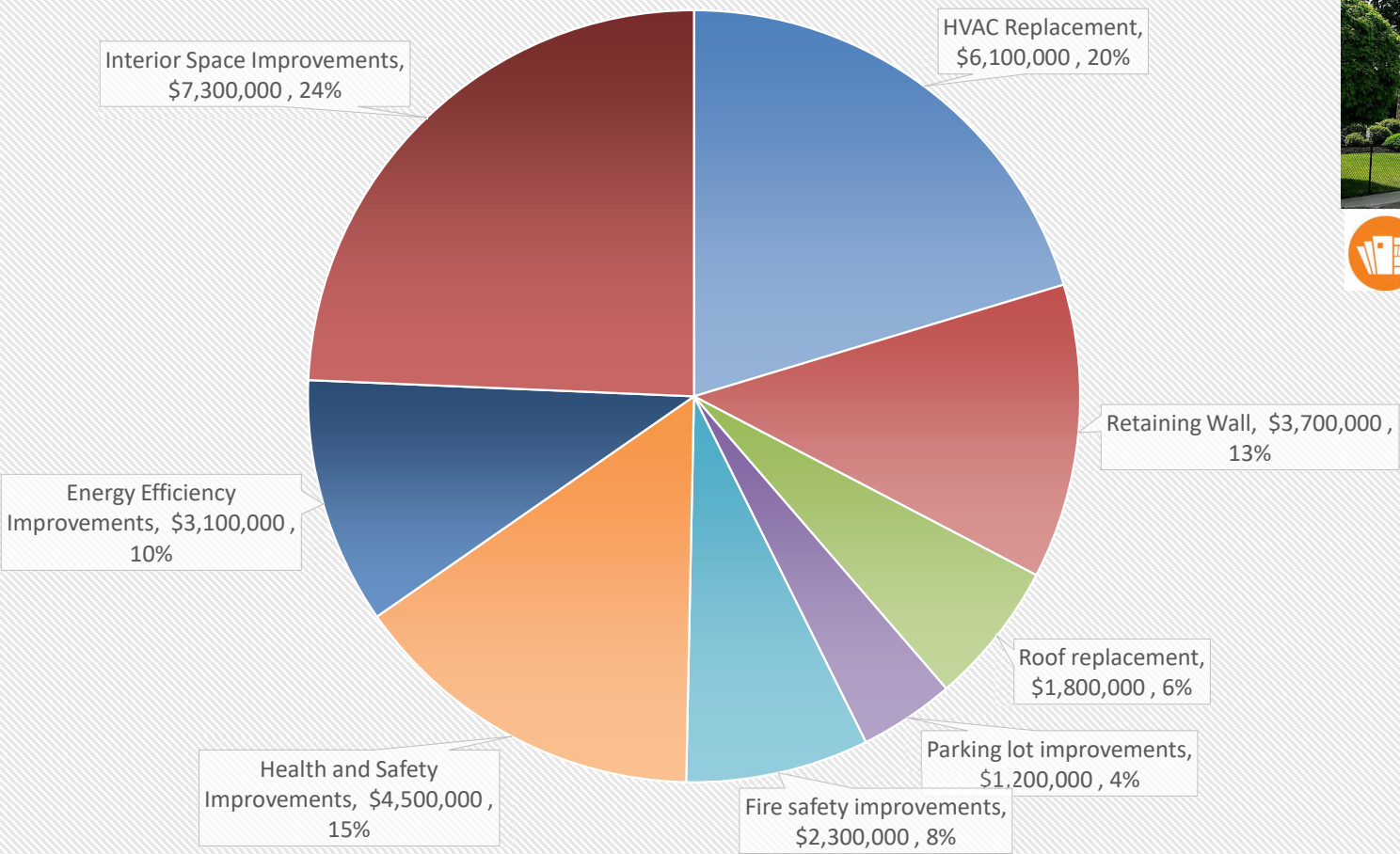
- New energy efficient HVAC system
- Roof repairs
- Health and safety improvements
- Relocation of the Teen Room
- Repurposing unused storage space into useable areas
- Efficiency improvements (solar panels, building envelope improvement, improved, efficient lighting)
- Adding meeting and program spaces
- Other interior improvements



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Bond Budget Breakdown

Ossining Public Library Building Renovation Budget Categories



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Bond Budget Breakdown

Interior improvements include:

- Additional meeting/study rooms for the public
- Additional multipurpose program space on lower level
- Relocated and improved teen space away from quiet areas
- Improved access to the mezzanine/adult fiction collection
- Repair of vaulted ceiling above the 2nd floor
- Improved, expanded vestibules at first floor and lower level
- Improved stair access between lower level, 1st floor, and 2nd floor
- New, accessible service desks with more visibility
- Improvements to the children's program room
- Improvements to the lactation room
- New carpeting / resilient flooring throughout the building
- Improved maintenance access to mechanical equipment
- Acoustical improvements to preserve quiet areas



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FAQs

Q: How did we decide what to include in the OPL Bond Proposal?

A: Professional engineers and architects assessed the building and property. They provided recommendations and prioritized needs.

Additionally, we took into account:

- *Community survey*
- *Staff recommendations*
- *Ongoing areas of concern and suggestions from the public*



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FAQs

Q: How can I learn more about the OPL Bond Proposal?

A: Visit the OPL website: OssiningLibrary.org/building

•Join one of our upcoming public information sessions:

- Tuesday, July 22, 7:00 pm
- Tuesday, July 29, 7:00 pm (Spanish)
- Sunday, August 17, 2:00 pm

•Contact Library Director Karen LaRocca-Fels (kfels@ossininglibrary.org) or Assistant Library Director Molly Robbins (mrobbins@ossininglibrary.org)



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Questions?



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