



# Community Information Session

## 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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# Ossining Public Library

- Established in 1893
- Strong history of community support
  - Carnegie Library built in 1914
  - New, modern building built from 1966 to 1968
  - Current building was approved by voters in 2003. Construction started in 2005 and completed in 2007.
- Strong usage by the community (Statistics from 2024/2025)
  - Building attendance: 194,000
  - Assistance provided: 48,000 times
  - Library program attendance: 31,000
  - Physical items circulated: 130,000
  - Electronic items circulated: 82,000

Voted Best Library or Best Children's Library in  
Best of Westchester 14 times



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# Three Questions...

- Why?
- What is included?
- What will this cost me?



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# Our Project



- **Bond Proposal funds critical repairs and renovations needed to continue providing the best possible service to the community.**
- **Key projects in the Proposal:**
  - Repairs to the retaining wall and drainage
  - New heating/cooling systems
  - Health and safety repairs and improvements
  - Roof repairs to flat portion of the roof
  - Parking lot accessibility 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
- Parking lot reconfiguration, including traffic circle

## Phase II: April 2027 - September 2028

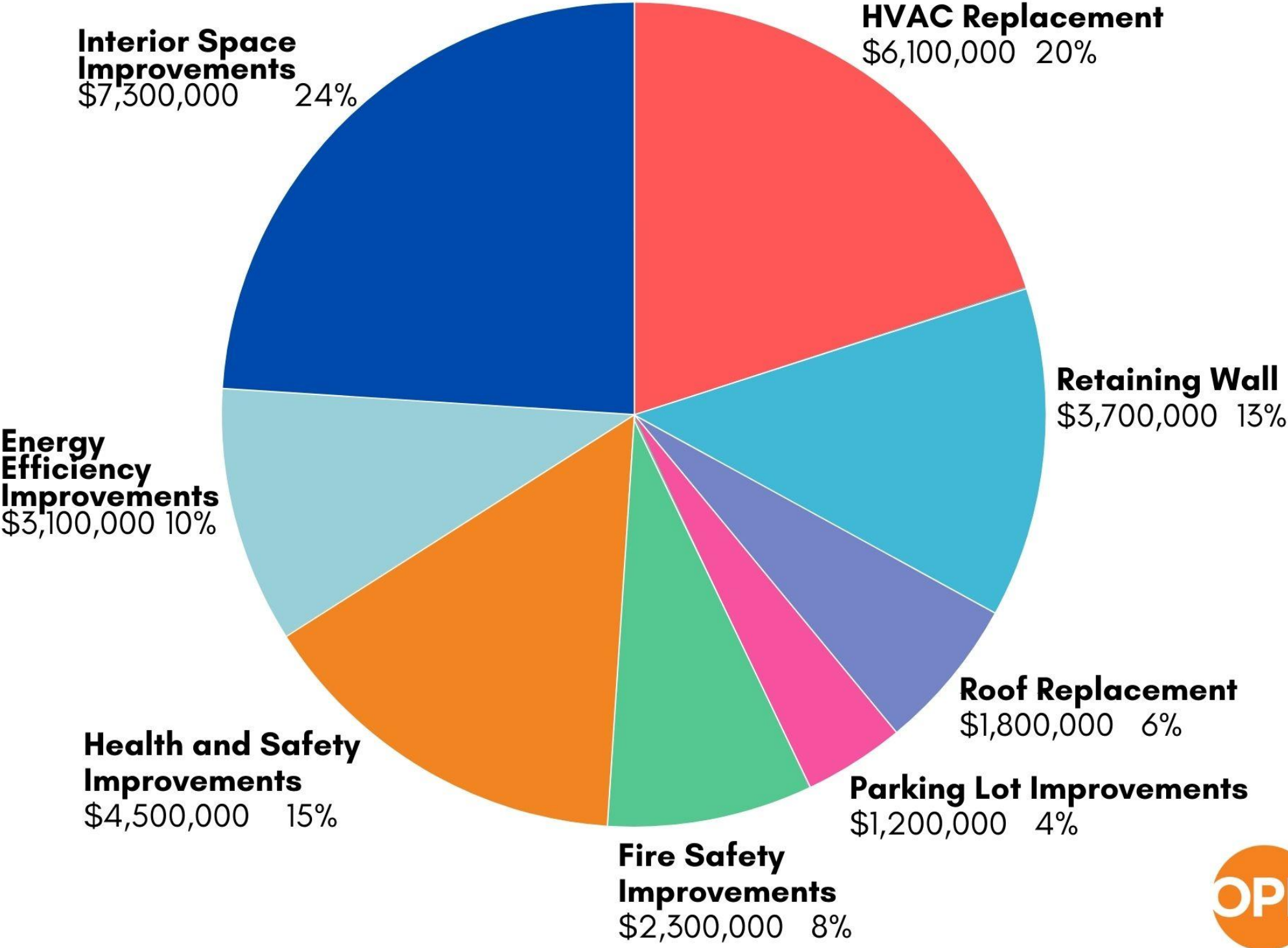
- New energy efficient HVAC system
- Roof repairs
- Health and safety improvements
- Relocation of the Teen Room
- Repurposing unused storage space into useable areas
- Efficiency improvements (solar panels, building envelope improvements, improved, efficient lighting)
- Adding meeting and program spaces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



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# Bond Budget Breakdown



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# Bond Budget Breakdown

## Interior improvements include\*:

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

\*These are the highlights. Many of the above improvements also include health, safety and energy efficiency benefits



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# ***Previously Funded Building Improvements***

## **\$1.1 million of improvements completed, \$700,000 grant or donation funded**

- Installation of boiler and supplemental heating
- Installation of study, program, and office spaces
- Carpeting, flooring, painting\*:
  - Budarz Theater
  - Children's Program Room
- Furnishings for:
  - New program, meeting, and offices spaces
  - Lactation Room
  - Teen Room
  - Children's Room
- Installation of new data cabling

**\*includes carpeting & painting in rooms not affected by planned construction**



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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 and provided prioritized recommendations.***

***Additionally, we took considered:***

- Community survey (2024)***
- Suggestions from the public and ongoing concerns***
- Staff recommendations***



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# FAQs

**Q: What if taxpayers vote “no”?**

***A: The majority of the project is for critical infrastructural and health and safety issues that have to be addressed.***

***Costs continue to rise.***

***We will continue to experience service disruptions and programs may be impacted.***

***The annual cost of repairs will continue to increase.***



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# FAQs

**Q: Were there issues with the original work not being done properly?**

***A: We pursued possible recourse in 2015/2016 and were advised that it would likely not be successful. In addition, codes and standards have also changed over the years.***

***We've spent years researching, reviewing historical files, seeking recommendations from industry experts, and hiring the best available professionals (including a professional Project Manager) to ensure that the new work is done properly.***



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# FAQs

**Q: Is the project addressing environmental/sustainability needs?**

**A: Yes:**

- *Energy efficient lighting*
- *Solar panels*
- *UV film on windows*
- *Reusing furnishings and repurposing spaces*
- *Energy efficient HVAC elements*
- *Building envelope insulation*

**Q: Will the OPL continue to be LEED (Leadership in Energy and Environmental Design) Certified?**

**A: The team will explore re-certification for LEED and other standards.**



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# ***Calgi – Project Management***

## **Scope of Work:**

- **Provide fully integrated project management**
  - Coordinate and integrate all work
  - Develop, manage, and continuously update a comprehensive project plan and schedule
  - Develop, integrate, manage and update a comprehensive overall project budget for all partners



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## Project Schedule

**Project Start: 4/1/2023**

### Pre-Referendum

4/1/2023 - 9/30/2024

LAA: Schematic Design  
SGH: MSE Wall Conceptual Remedial Options Study  
OPL: Approval to Proceed to Referendum Phase

**Complete 9/30/2024**

### Referendum

10/1/2024-9/30/2025

LAA and SGH: 50% DD Design and MSE Wall & Parking Upgrades  
SEQRA Process  
Education Campaign  
Bond Referendum Vote  
BOE Adopt Bond

**Complete 9/30/2025**

### Pre-Construction

10/1/2025-4/30/2026

- SGH 100% Design MSE Wall and Parking Upgrades
- SED Permit and Bid Phase

**Complete 4/30/2026**

### Pre-Construction

10/1/2025-3/31/2027

- LAA: 100% Design Building Renovations and Alterations
- SED Permit and Bid Phase

**Complete 3/31/2027**

### Construction

5/1/2026-3/31/2027

- MSE Wall Construction and Parking Upgrades
- Construction and Building CO

**Complete 3/31/2027**

### Construction

4/1/2027-9/30/2028

- Building Repairs and Alterations
- Construction
- Mechanical (HVAC) Systems Commissioning and Building CO

**Complete 9/30/2028**

**Project Complete:  
9/30/2028**



# ***Simpson Gumpertz and Heger (SGH)***

## **Scope of Work:**

- Review all documents and records pertaining to historical work done on the mechanically stabilized earth (MSE) retaining wall and drainage system
- Conduct an in-depth structural analysis on the current state of the retaining wall, parking lot, and drainage system
- Develop, design repairs to retaining wall, parking lot, and drainage



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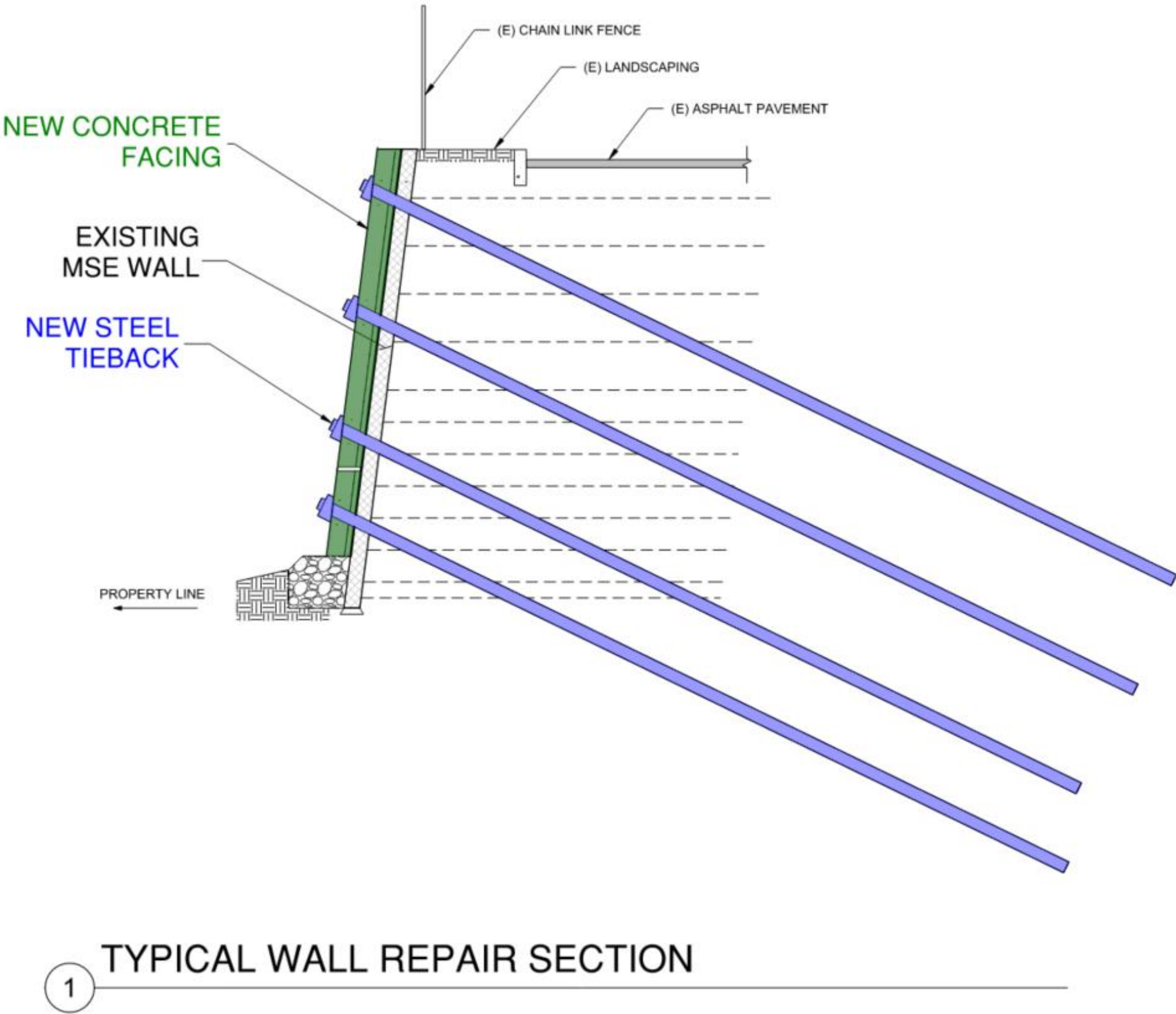
# MSE Wall Repair





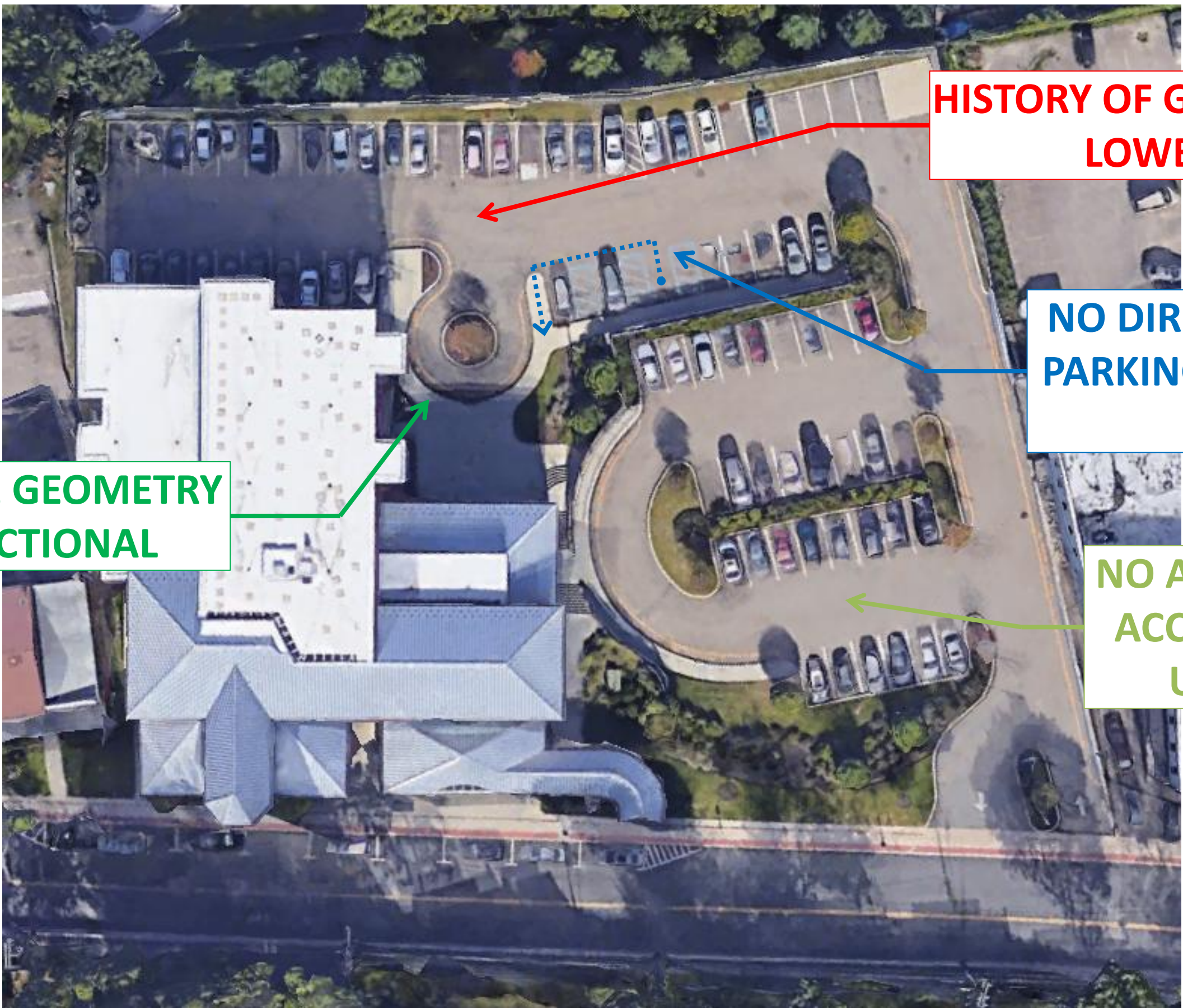
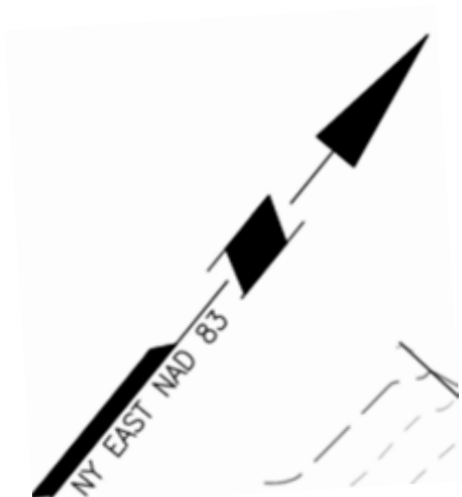
# MSE Wall Repair

## Scope of Work





# Parking Lot Reconfiguration



**HISTORY OF GROUND SUBSIDENCE IN LOWER PARKING LOT**

**NO DIRECT ACCESS FROM ADA PARKING SPACES TO SIDEWALK AND BUILDING**

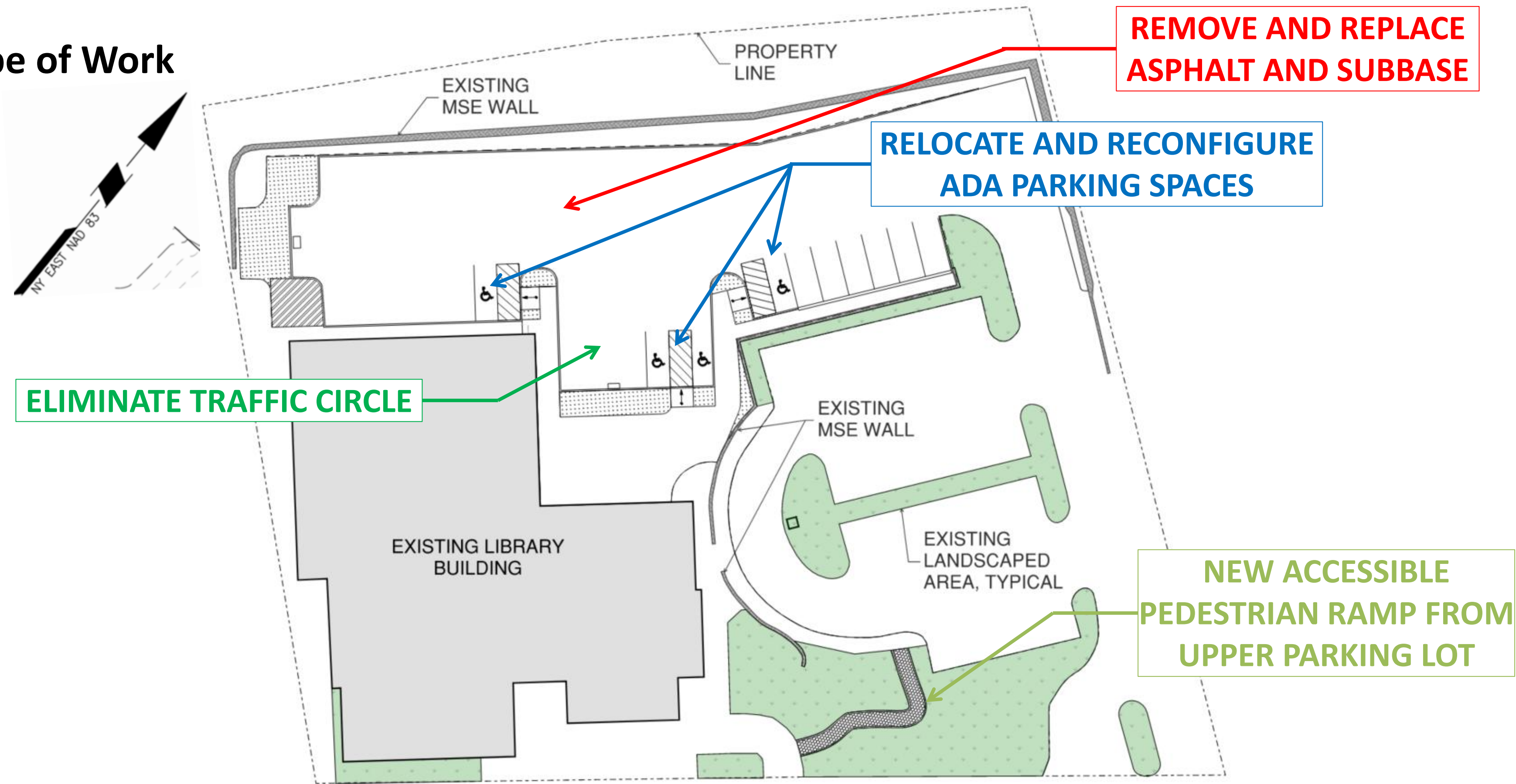
**TRAFFIC CIRCLE GEOMETRY IS NOT FUNCTIONAL**

**NO ACCESSIBLE PEDESTRIAN ACCESS TO LIBRARY FROM UPPER PARKING LOT**



# Parking Lot Reconfiguration

## Scope of Work



# ***OLA Consulting Engineers***

## **Scope of Work:**

- Review all documents and records pertaining to historical work done on the OPL geothermal HVAC system
- Conduct an in-depth analysis on the current state of the OPL systems and infrastructure
- Develop and design new HVAC system features, including environmentally conscious considerations



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# HVAC Concerns and Findings

- **Library has significant issues with cooling and heating**
- **Perimeter spaces along the glass wall sections of the Library are difficult to condition with current HVAC configuration**
- **Geothermal system cannot maintain constant water temperatures, especially during extreme air temperatures (hot or cold outside)**



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# HVAC Concerns and Findings

- Existing combined well capacity is undersized
- Existing AC Units undersized for the HVAC needs
- Water from wells is degrading HVAC equipment
- System is approaching 20 years, equipment nearing end of useful life



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# Current/Ongoing Issues with Heating/Cooling

- Performance has continued to degrade
- Well pumps have history of regular failures and continue to fail
- One well had to be decommissioned
- AC-5 (serves Adult Library and Mezzanine) needed major repairs in 2020 and failed again in 2025



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# Moving forward...

- **Supplemental Boiler Heating Plant installed (2020) (grant funded)**
- **A second boiler will be installed as part of the proposed project**



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# Proposed Project

**This project will move to a reliable solution replace aging infrastructure and address new design features/renovations**

## **Project HVAC Key Design Features**

- New Rooftop AC Units to condition library's upper levels
- Replace failed AC-5 Unit
- Utilize an Air-Source heat pump/chiller for lower floor systems
- Install new rooftop solar photovoltaic system
- Add 2<sup>nd</sup> supplemental boiler
- Provide an HVAC unit for new program areas on renovated lower level



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# Proposed Project HVAC, Additional Features

- Install radiant ceiling panels along all glass for perimeter, and reheat coils, all levels
- Rezone interior and perimeter spaces
- Replace lower floor geothermal AC units with indoor Air Handling Units (AHUs)
- Cooling and Heating provided by Air-Source Heat Pump / Chiller ( 70-tons)
- Reconfigure HVAC for renovated program areas in rest of building



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# Project Benefits

- **Replaces aged and failing HVAC equipment**
- **Improved comfort throughout the building**
- **Greater system reliability and reduced maintenance**



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# Interior and Exterior Project Details

The Project addresses three major categories of improvements as follows:

## **HEALTH SAFETY & CODE COMPLIANCE**

- Emergency Egress Requirements
- ADA Code Compliance
- Fire Safety Improvements

## **STRUCTURAL / MECHANICAL NEEDS**

- Roof Replacement
- Proper Building Climate Control
- Repair of Curtain Wall Openings (mitigate entry of birds)

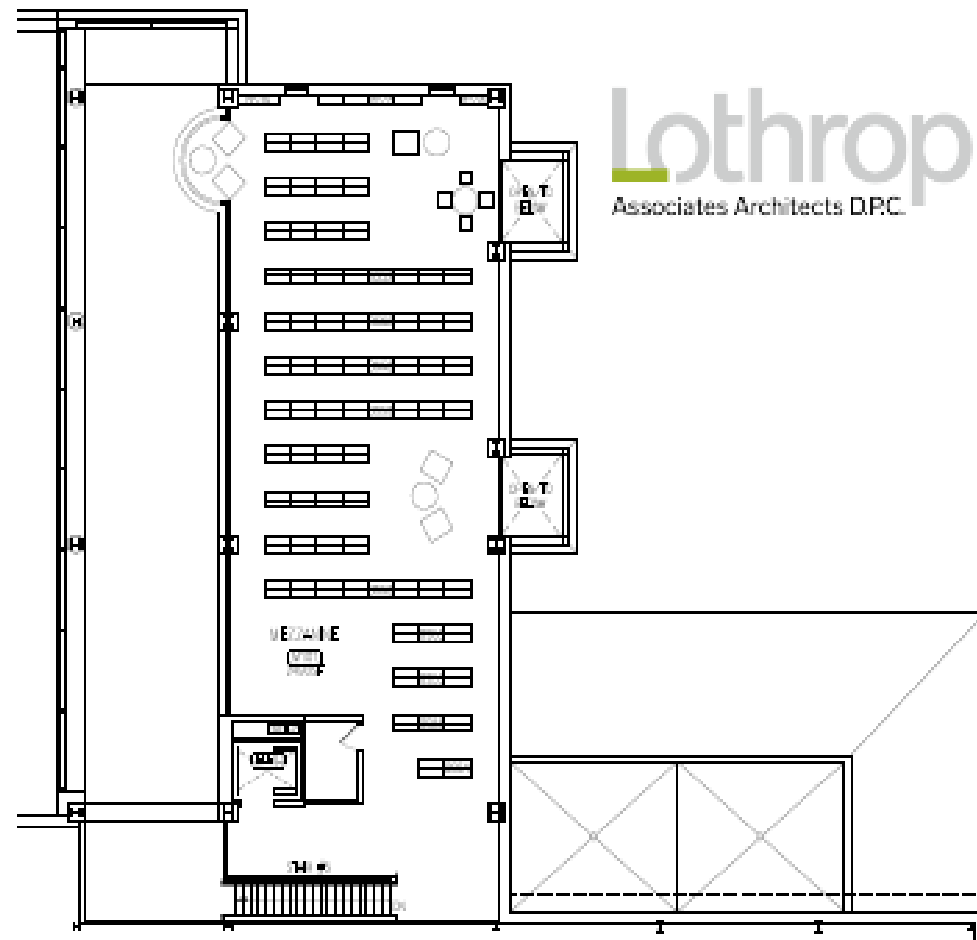
## **BUILDING FUNCTIONS**

- Interior Lighting
- Functional Space Planning & Service Point Improvements
- Wayfinding & Identity
- Increased Community Spaces
- Reclaimed Underused and Storage Spaces
- Energy Efficiency Improvements

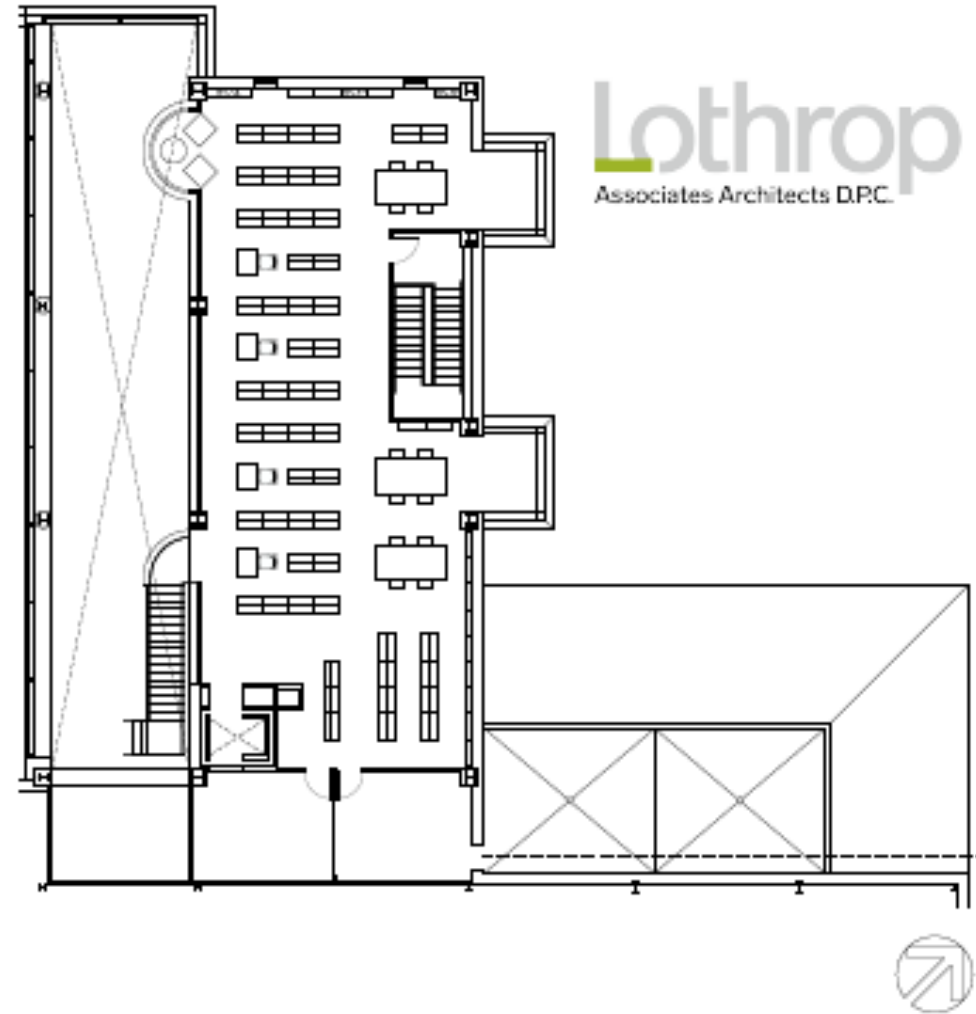


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# Mezzanine Improvements



Before



After



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- Fire stair extended to the Mezzanine and roof
- Improved access to the Adult Fiction Collection
- Additional meeting spaces



# ARCHITECTURAL SCOPE

The new fire stairs up to the mezzanine and on to the roof.



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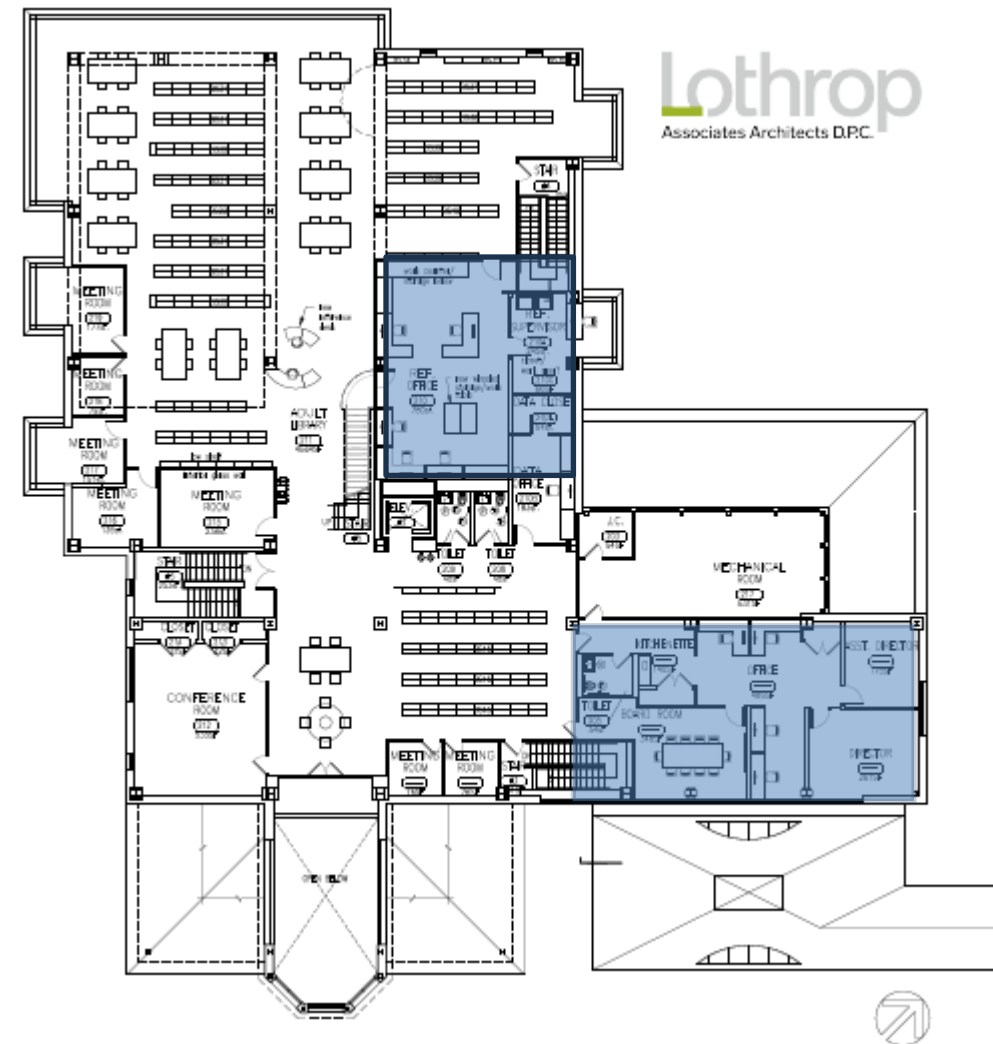
- Meets fire safety codes
- Improves maintenance access to roof

Lothrop

# 2<sup>nd</sup> Floor Improvements



Before



After



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- Repair of vaulted ceiling above study area
- Improved access to the Mezzanine and Adult Fiction Collection
- Two to four additional meeting rooms / study spaces
- Renovated offices spaces (with additional grant funding)



# 2<sup>nd</sup> Floor and Mezzanine Improvements

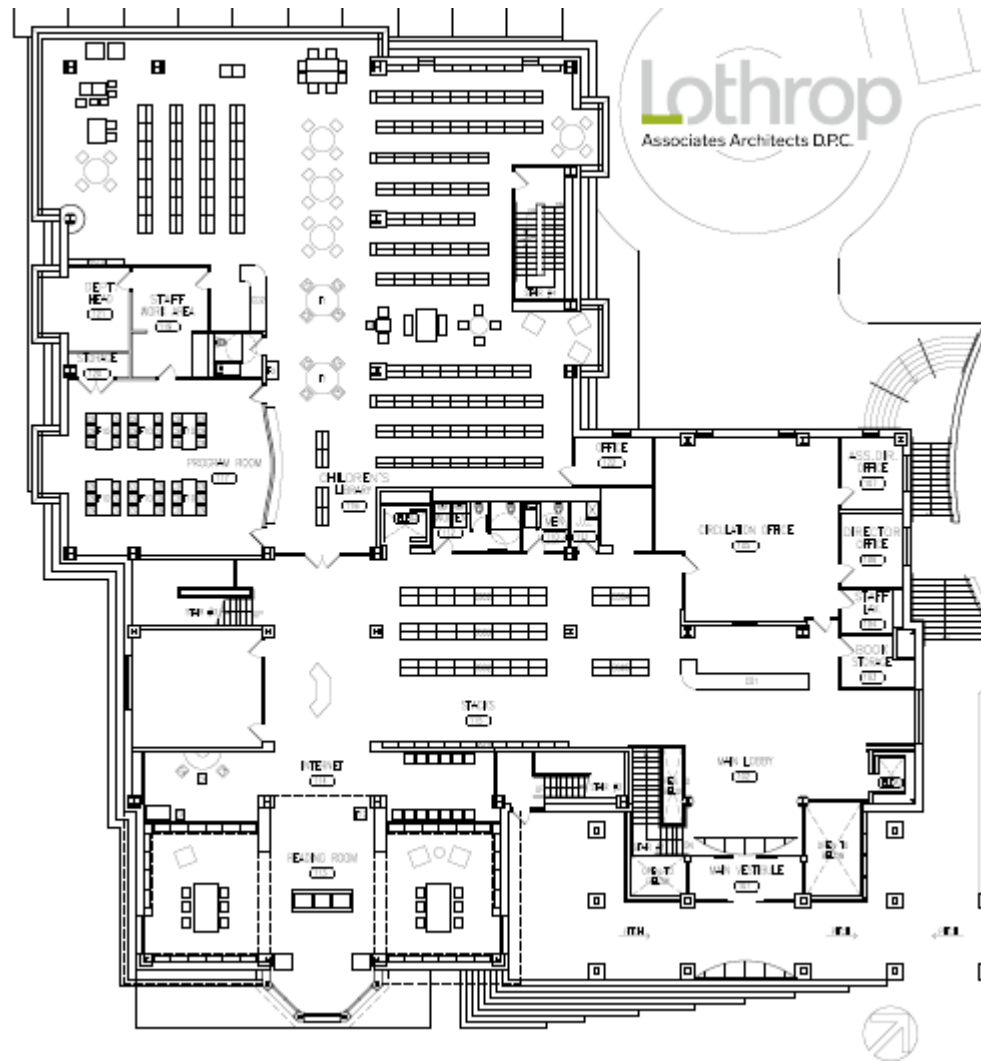


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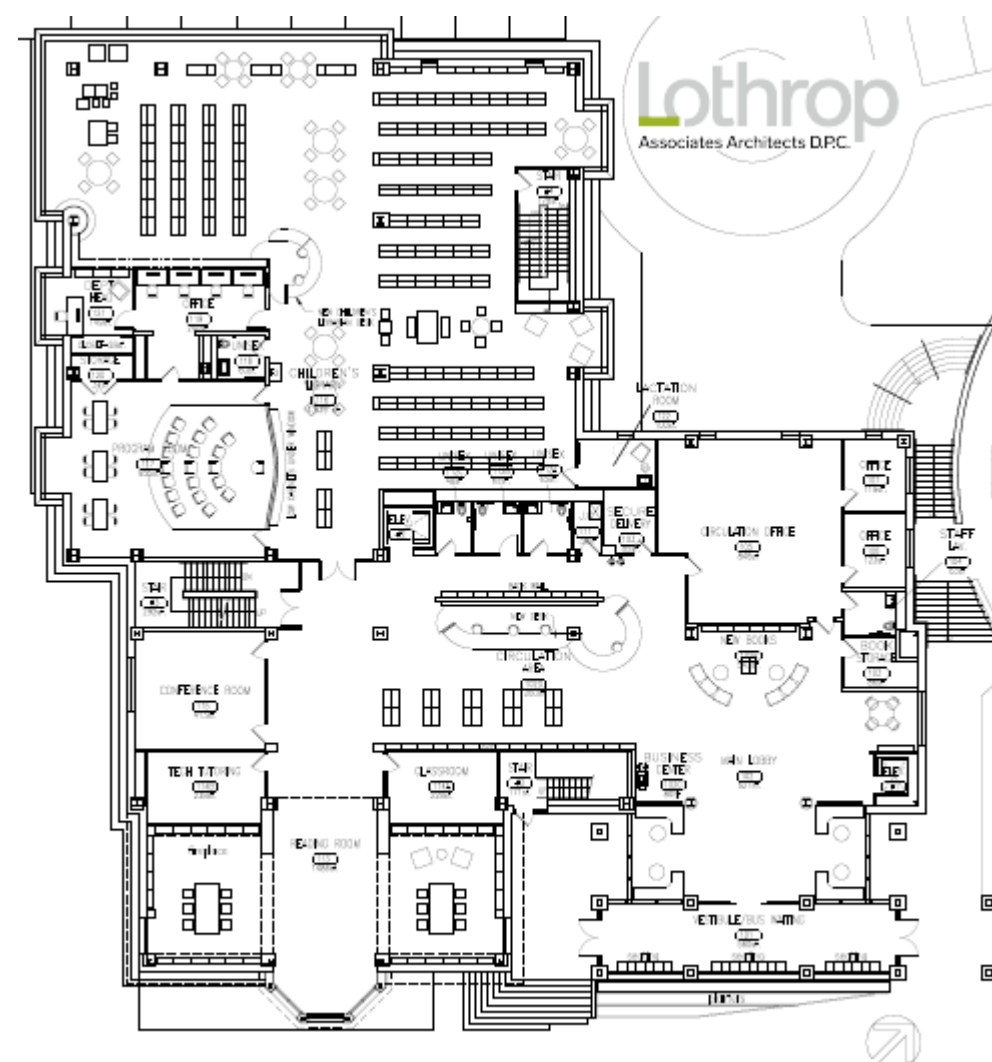
- Relocate stair access from 2<sup>nd</sup> Floor to Mezzanine
- New adult services desk with better visibility
- Adult services staff move to former Teen Room space
- Several meeting room spaces added to 2<sup>nd</sup> Floor
- Repair of vaulted ceiling



# 1<sup>st</sup> Floor Improvements



Before



After



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- High visibility service desks
- Fire barriers at staircase
- Elimination of chimney effect for fire safety and sound mitigation at front entrance
- Separating wall in front of public bathrooms
- Reclaimed public space in the vestibule



# 1<sup>st</sup> Floor Improvements

## Children's Room



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- Improved visibility to and from service desk
- Expanded office space and storage
- Improved flooring and lighting
- Improved lactation room
- Better visibility for Program Room



# 1<sup>st</sup> Floor Improvements

## Front Desk Area



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- Improved visibility to and from the front service desk
- Improved stair access between three floors with fire-rated partitions
- Improved flooring and lighting on main floor
- Partitioning wall for restroom areas



# 1<sup>st</sup> Floor Improvements

## Front Lobby Area

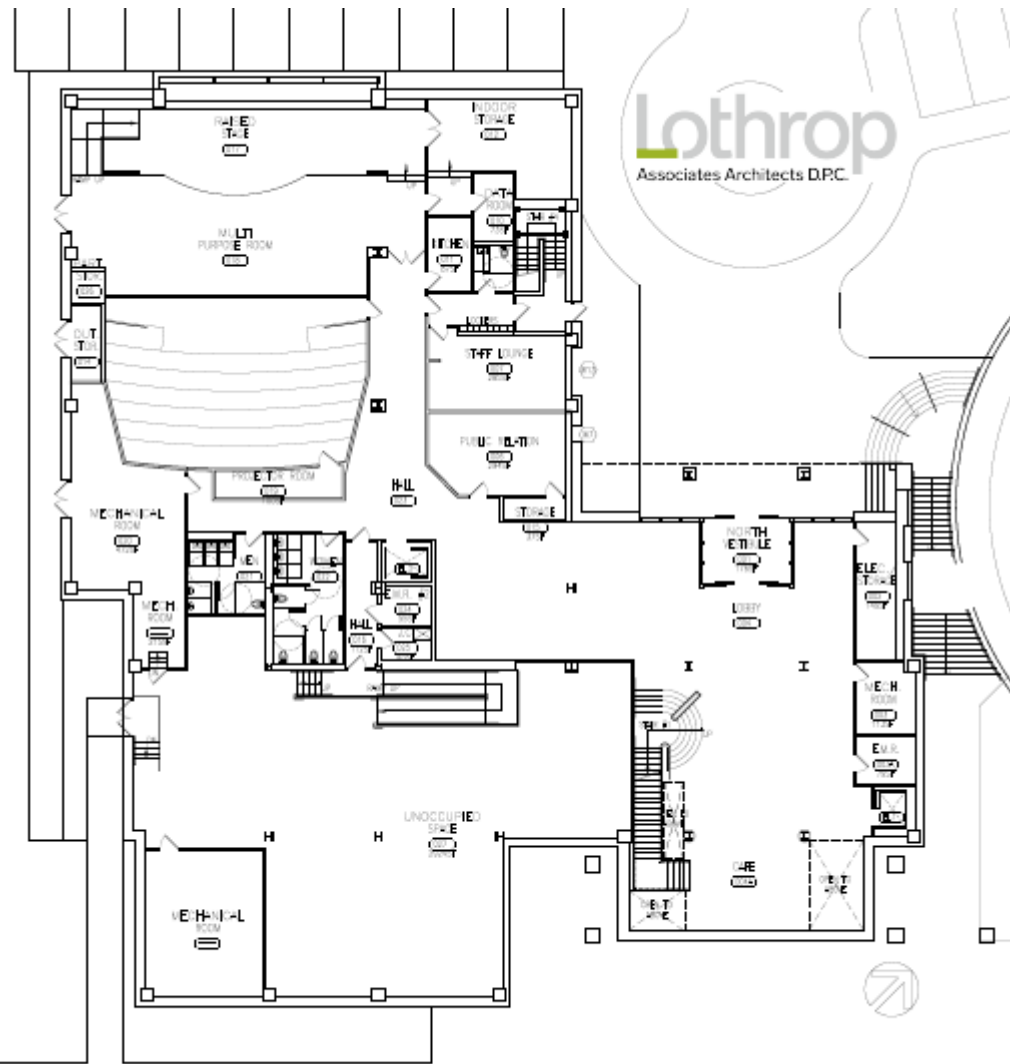


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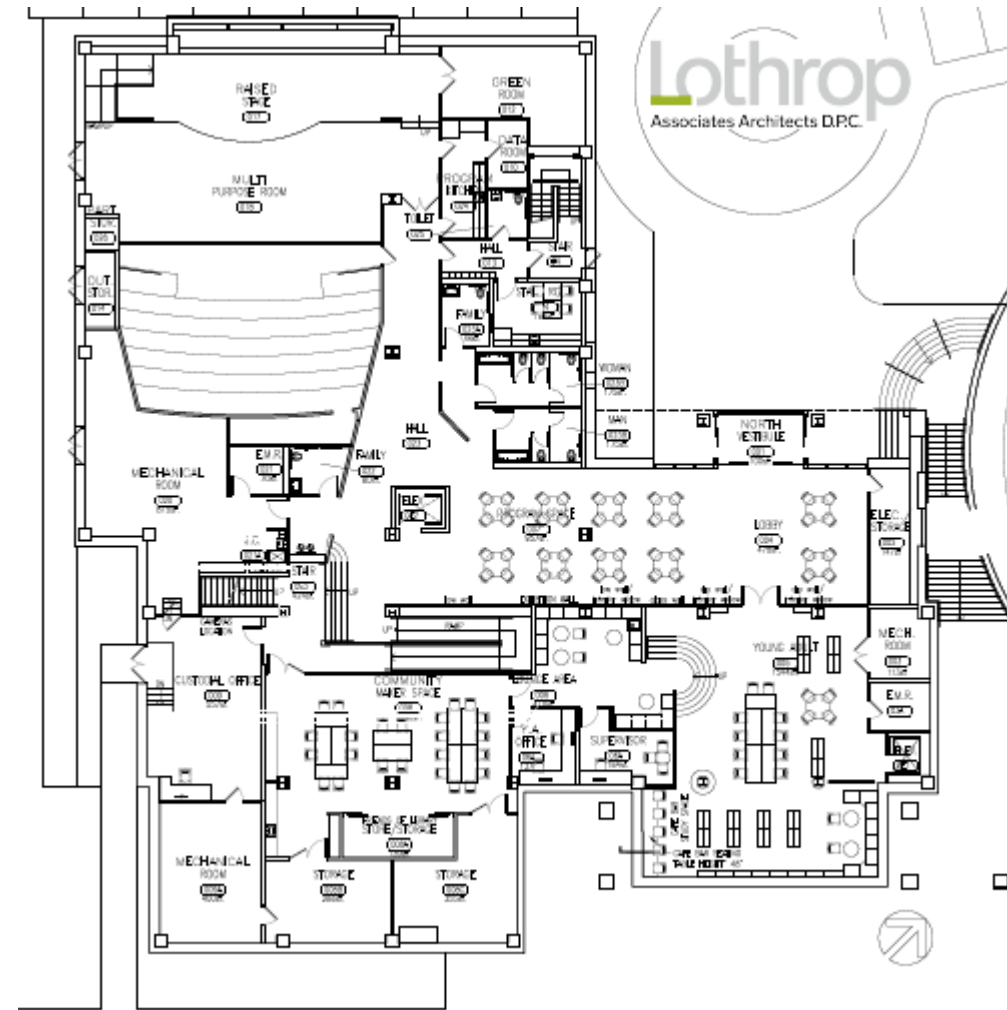
- Expanded front lobby with multiple public areas
- Mitigation of chimney effect between Lower Level and 1<sup>st</sup> Floor



# Lower Level Improvements



Before



After



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- Relocated and renovated Teen Services space
- Renovation of storage space for staff and public areas (new multipurpose room, new study area, new office spaces)
- Renovated restrooms
- Reconfigured vestibule



# Lower Level Improvements

## New, relocated Teen Room



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- Provides more space for teens
- Improved access for teens to spaces they already use regularly (theater and back patio area).
- Preserves the 2<sup>nd</sup> Floor and Mezzanine as quiet areas
- Access to newly created multi-purpose space in existing lower-level storage space.
- Brings staff presence to Lower Level (currently an unstaffed area)



# Lower Level Improvements

## Improved Gallery and Program Spaces



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- Creates comfortable program, meeting, and study spaces
- Maintains and improves gallery space
- Improves stair access between three floors



# Questions?



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# KEY PARTNERS

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# FAQs

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

**A: Visit the OPL website: [OssiningLibrary.org/building](https://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](mailto:kfels@ossininglibrary.org)) or Assistant Library Director Molly Robbins ([mrobbins@ossininglibrary.org](mailto:mrobbins@ossininglibrary.org))**



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