

The background image shows the exterior of a modern brick building, identified as the Ossining Public Library. The building features large glass windows and a curved entrance area with stone columns. In the foreground, there is a paved area, a low stone wall, and a chain-link fence. A small tree is planted in a circular bed on the right. The sky is overcast.

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

Nathaniel B. Smith, 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

YOUR LIBRARY



**BUILDING ON THE
BEST**



THREE QUESTIONS

What is included?

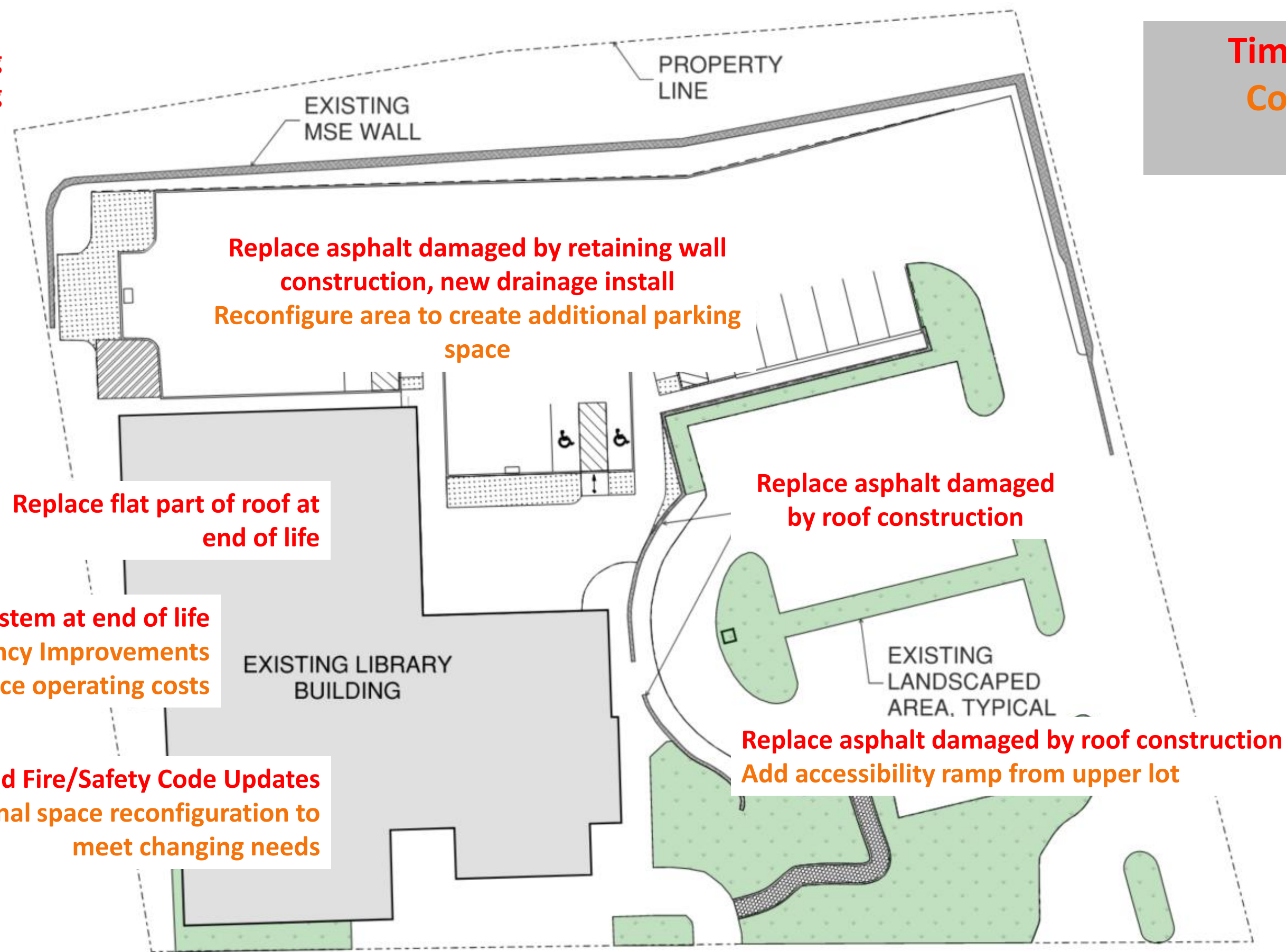
What will this cost me?

Why now?

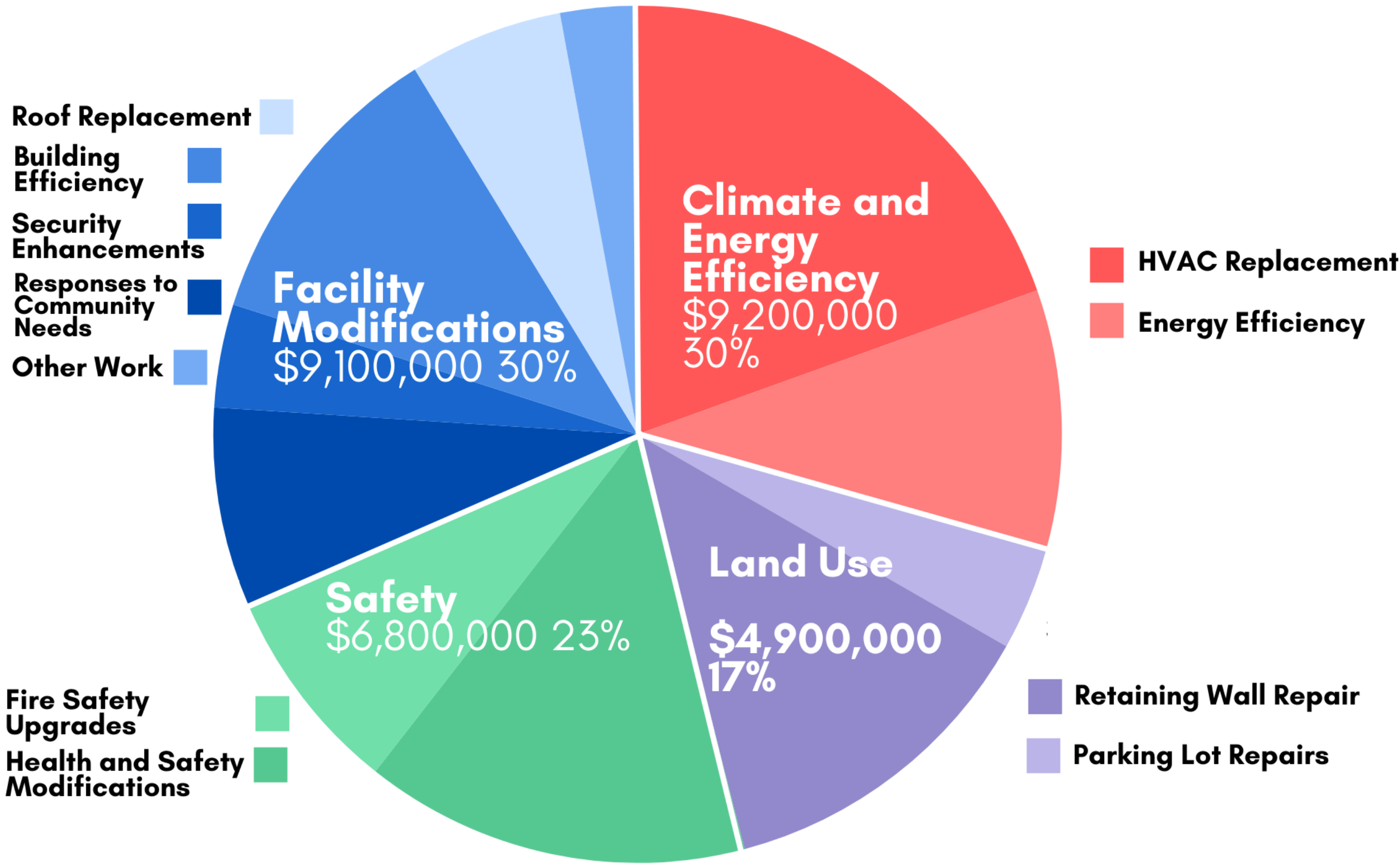
BOND SCOPE

Repair compromised retaining wall behind Building

Time-sensitive/Critical
Community Request/
Future-proofing



BOND BUDGET BREAKDOWN



OUR PROJECT

**\$30 million Bond Proposal is proposed 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 Library will maintain essential programs, services, and staffing while the work is underway.

PREVIOUSLY FUNDED BUILDING IMPROVEMENTS

**\$1.1 million of improvements
completed**

\$700,000 grant or donation funded

**BUILDING ON THE
*BEST***  **Ossining
Public
Library**

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

PHASE 1
May 2026 –
Mar 2027

PHASE 2
Apr 2027 –
Sept 2028

BUILDING ON THE
BEST





KEY PROJECT DETAILS

MSE Retaining Wall and Parking Lot

- **Repair retaining wall, parking lot, and drainage system**
- **Restore access to lost parking spaces**
- **Fix accessibility issues in upper and lower lots**

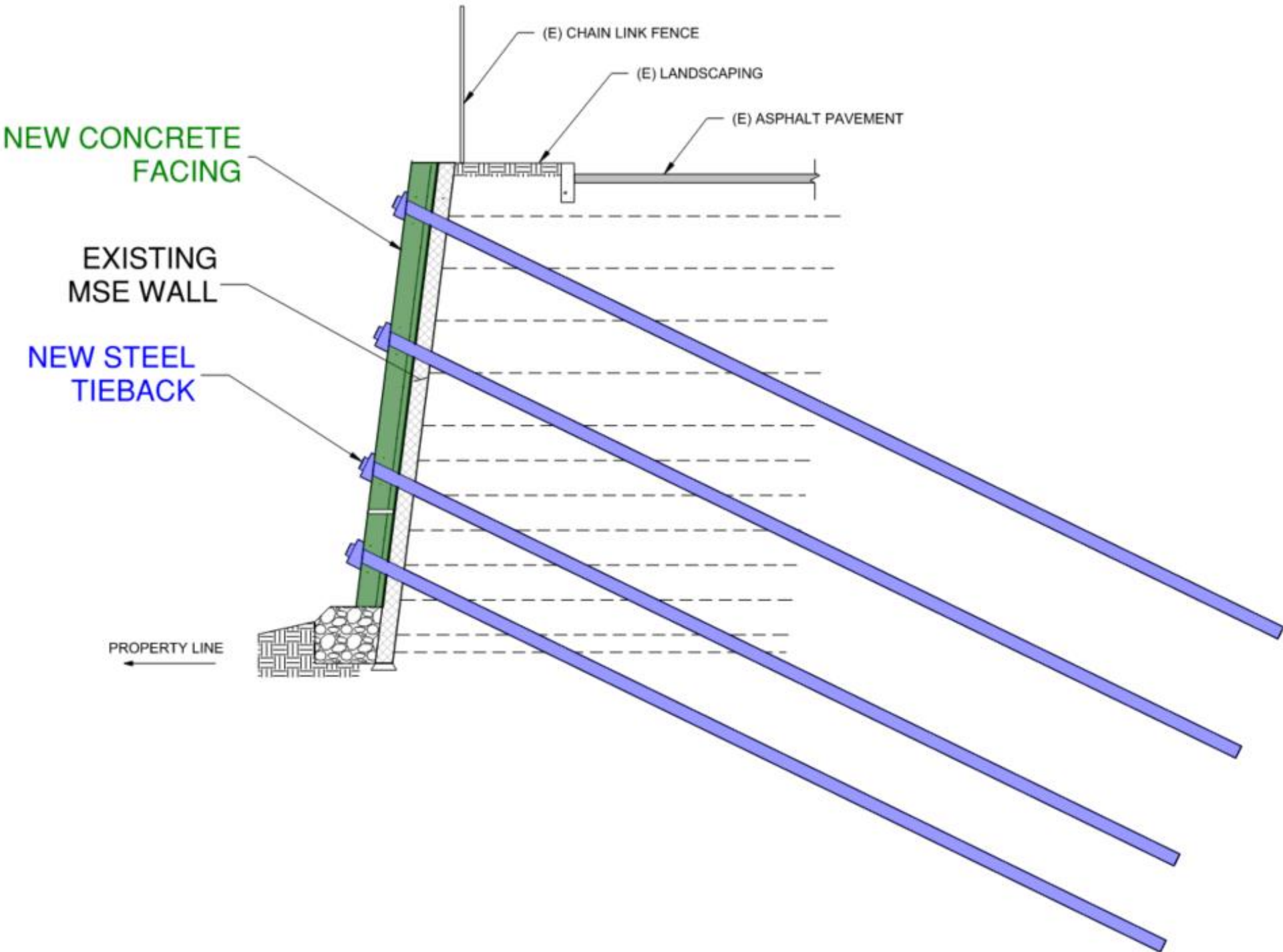
MSE WALL REPAIR



MSE WALL REPAIR

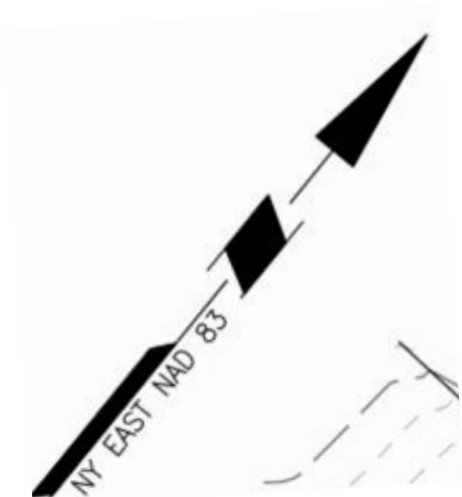


Scope of Work



1 TYPICAL WALL REPAIR SECTION

PARKING LOT RECONFIGURATION



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

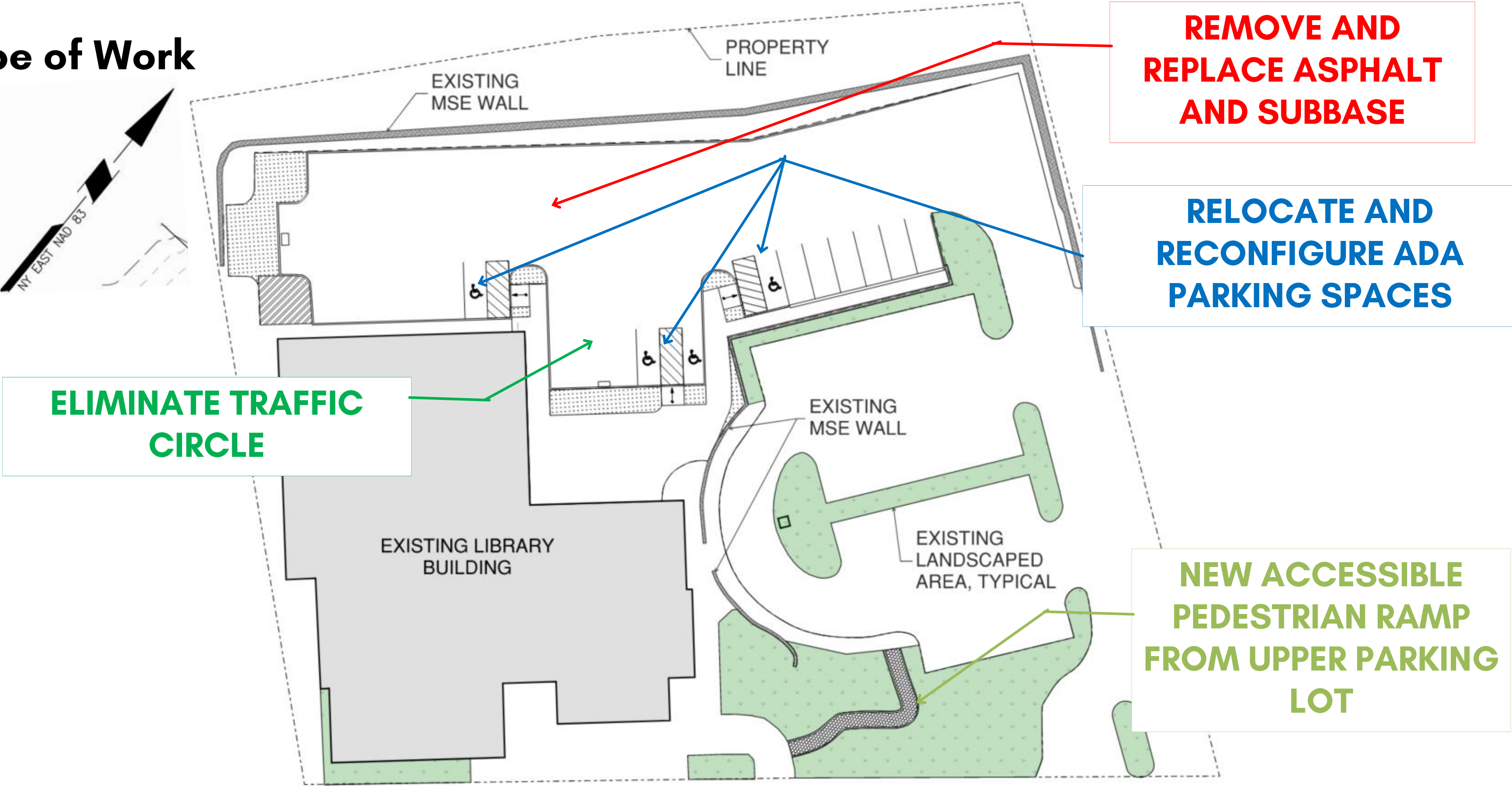
**NO DIRECT ACCESS FROM
ADA PARKING SPACES TO
SIDEWALK AND BUILDING**

**TRAFFIC CIRCLE
GEOMETRY IS NOT
FUNCTIONAL**

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

PARKING LOT RECONFIGURATION

Scope of Work



HEATING AND COOLING SYSTEM

- **Solve the library's heating and cooling problems**

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)**
- **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**

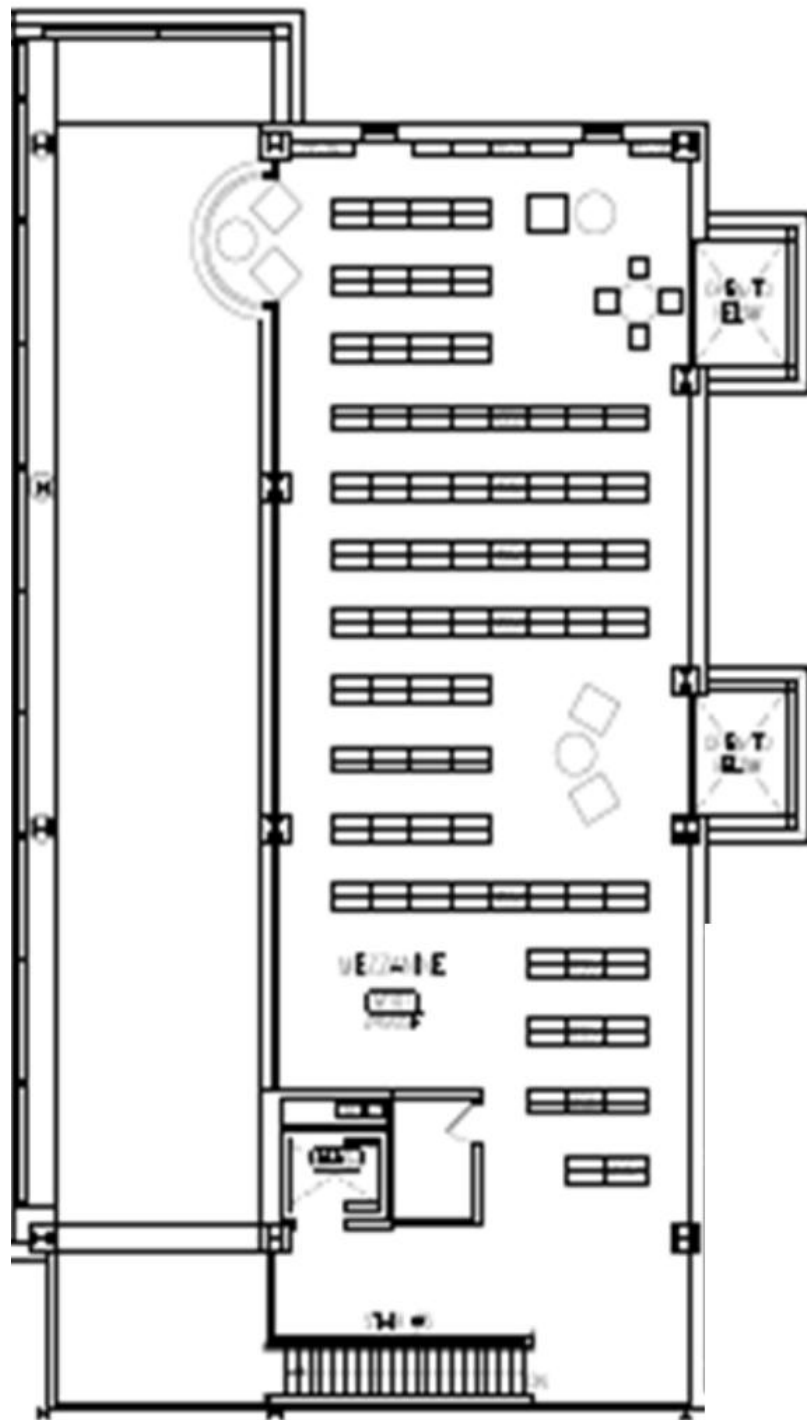
MOVING FORWARD

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

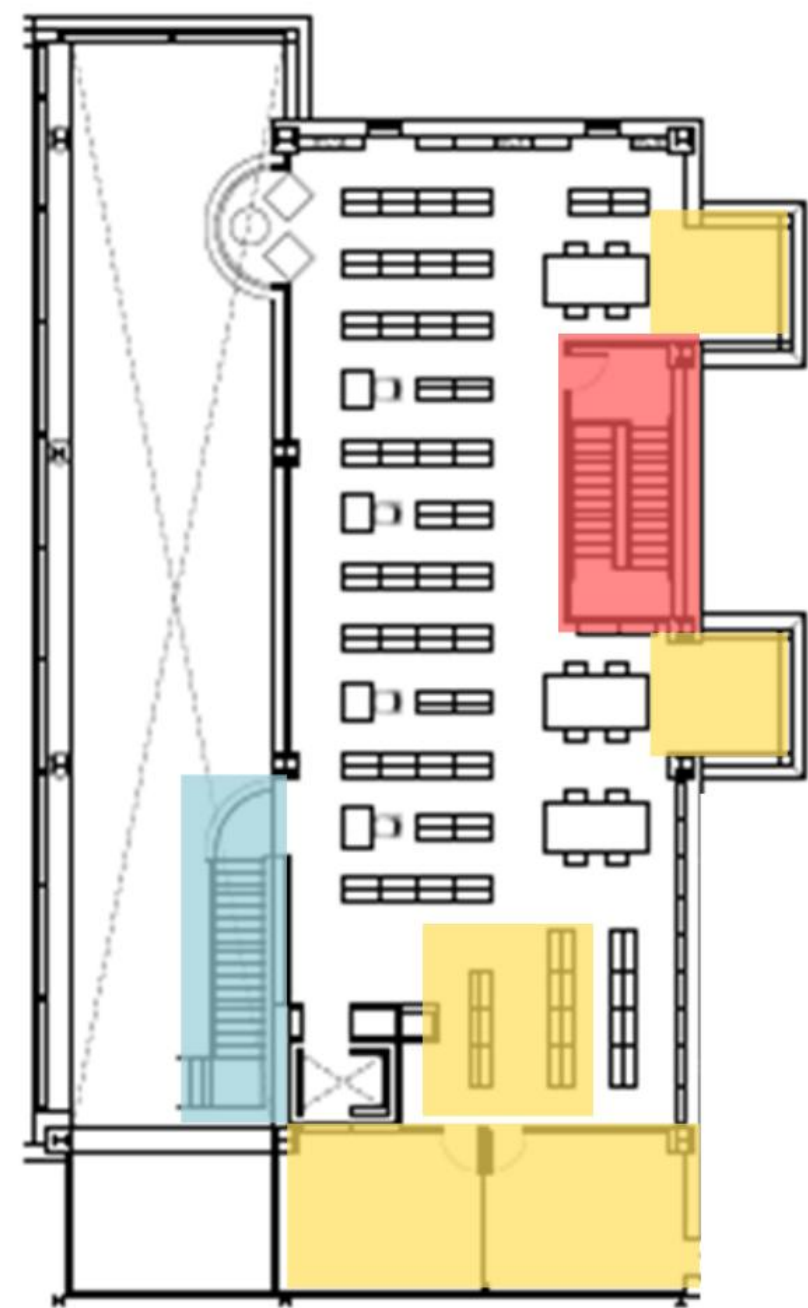
FACILITIES WORK

- **Prioritized needs in three key areas:**
 - **Health Safety & Code Compliance**
 - **Structural/Mechanical Needs**
 - **Building Function**

MEZZANINE



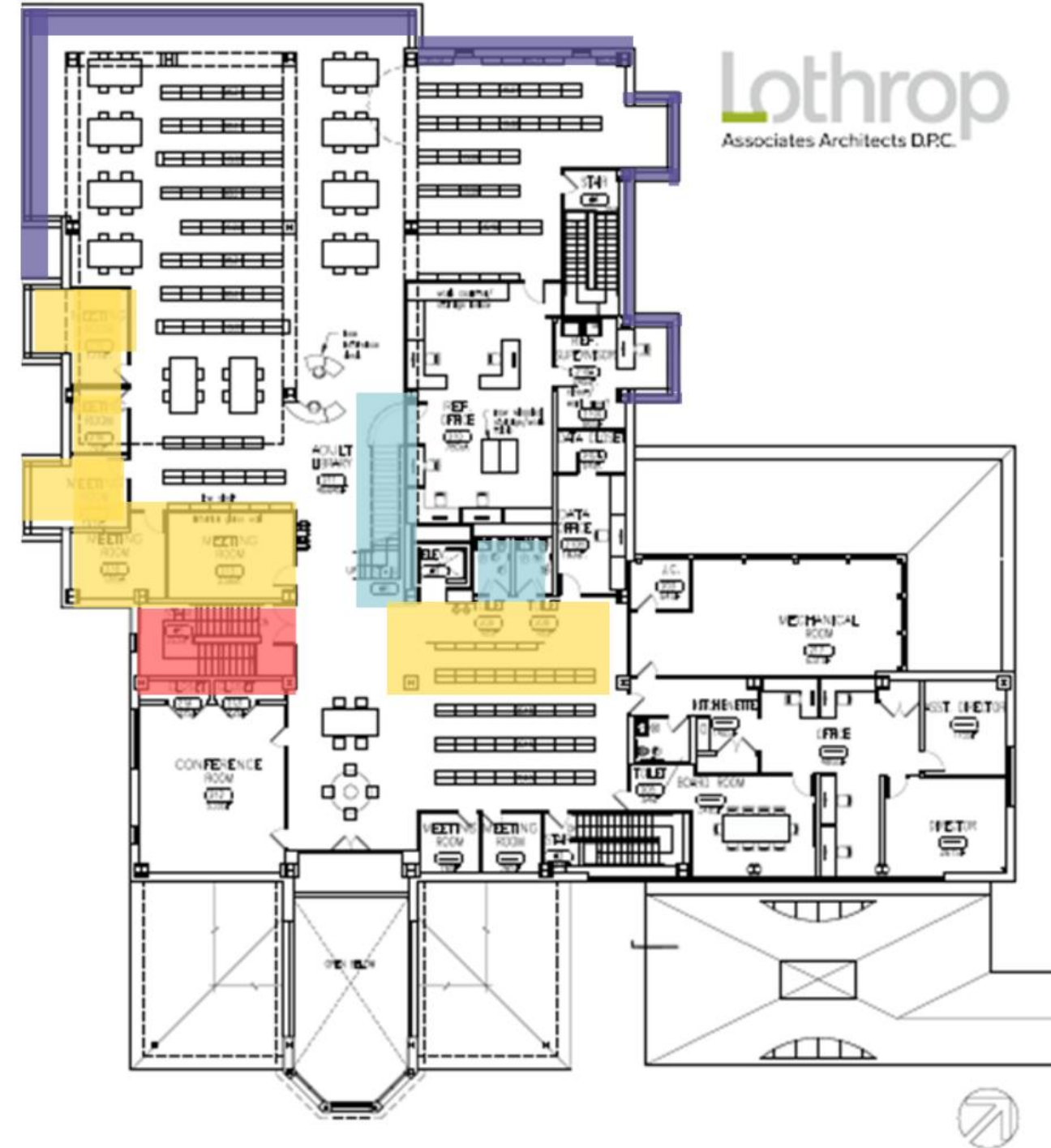
Lothrop
Associates Architects D.P.C.



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- Fire Safety
- Reclaimed Space for Public Use
- Safety and Health
- Energy Efficiency

2nd FLOOR



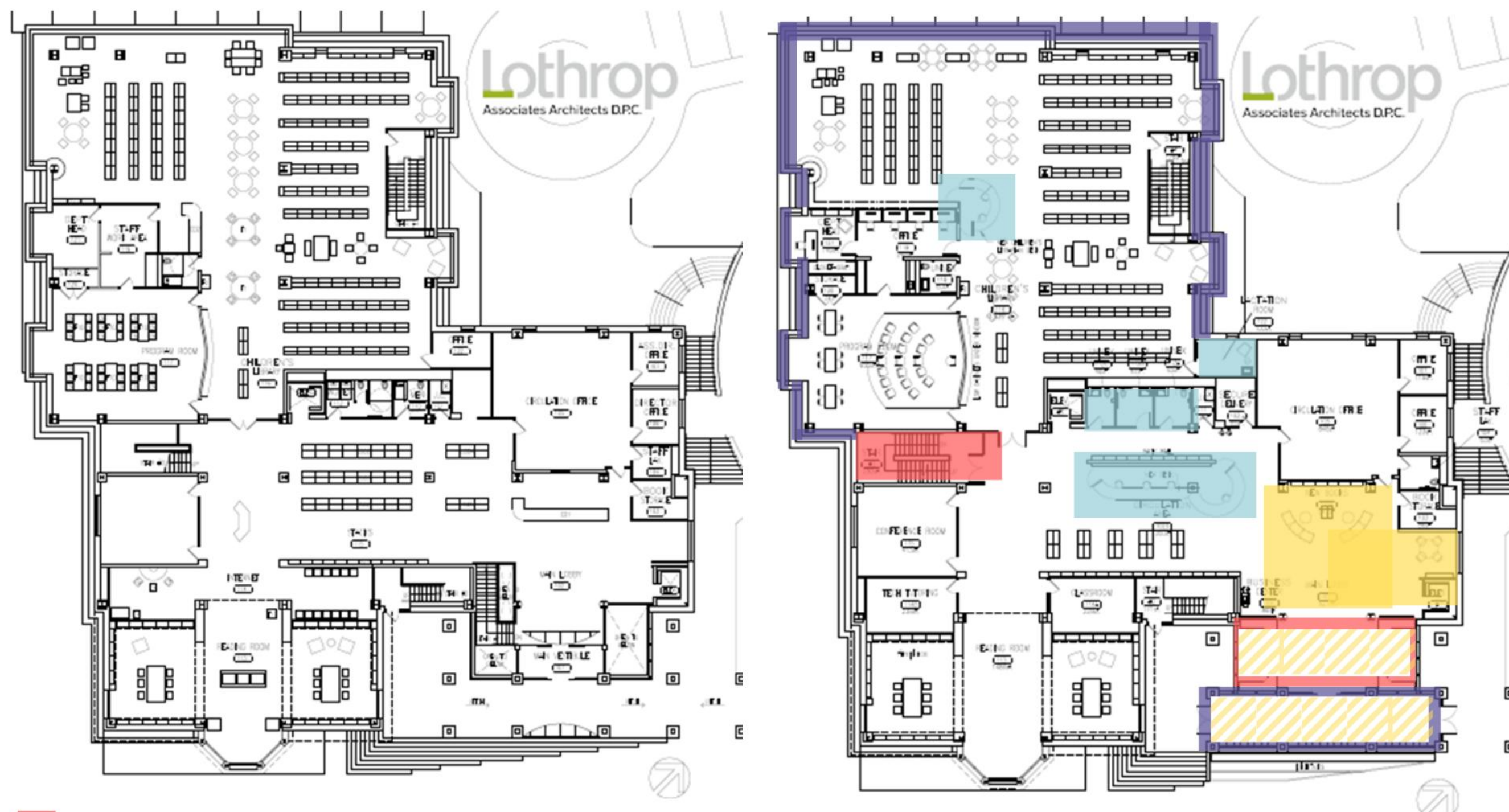
- Fire Safety
- Reclaimed Space for Public Use
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Lothrop
Associates Architects D.P.C.



1st FLOOR



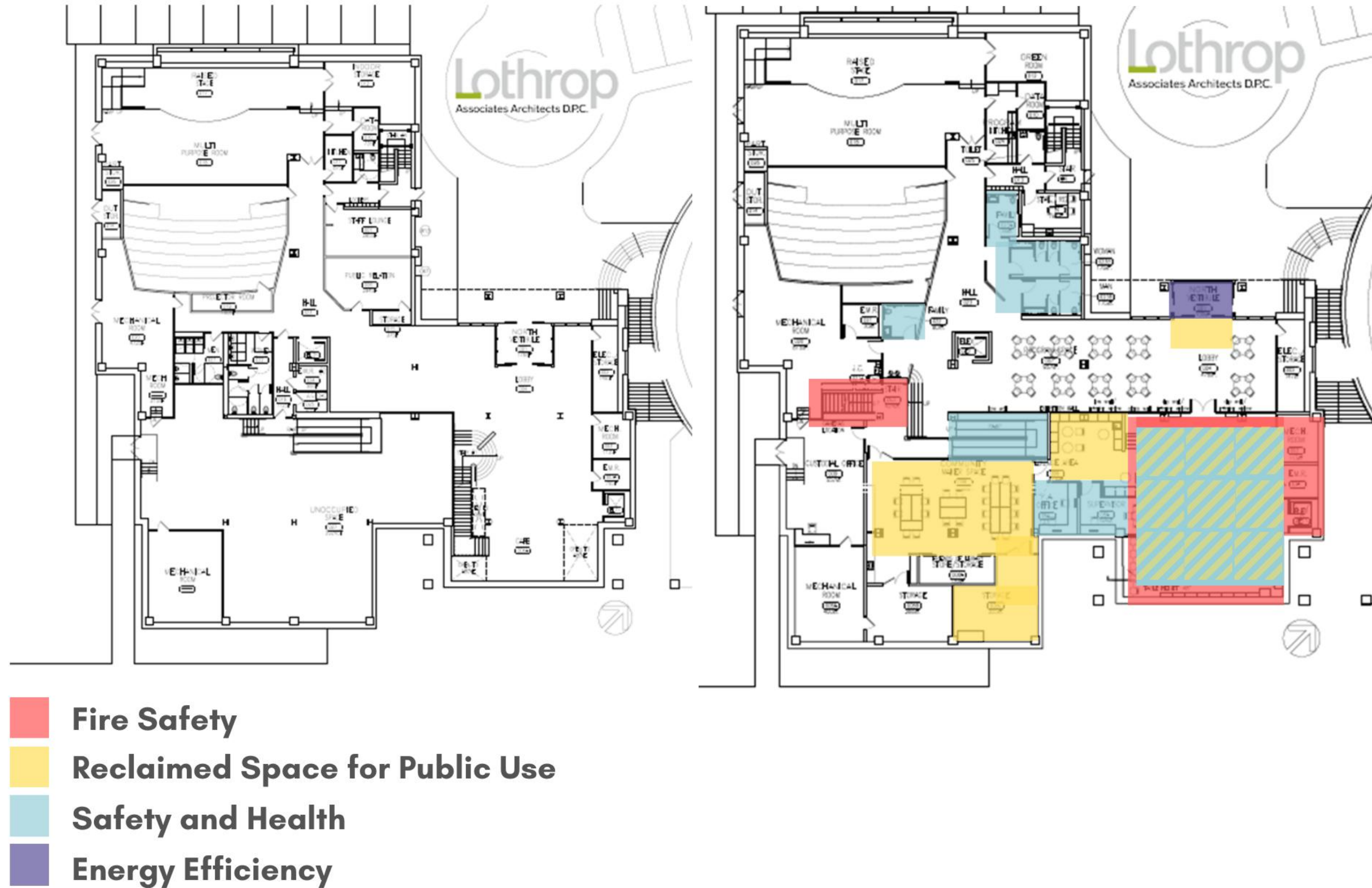
- Fire Safety
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- Safety and Health
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LOWER LEVEL







FAQS

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

Is the Library addressing environmental and sustainability needs?

What if the taxpayers vote no?

**Visit our special section on the OPL
website: OssiningLibrary.org/building**





Thank you!