

Belmont Public Library

2017 JAN 27 PM 2: 25

Feasibility Committee Meeting

January 10, 2017

Meeting Notes

Attendees: Peter Struzziero, Joel Semuels, Kathy Keohane, Hannah Fischer, Elaine Alligood, Pat Brusch, Nancy Dignan, Anne Paulsen. Also in attendance was Architect Stewart Roberts as well as a few observers (members of the public)

- Meeting was called to order at 7:10 by Nancy Dignan.
- Meeting minutes from 11/11 were reviewed and approved by all.
- Peter Struzziero noted that the cost estimates expected from the outside estimator were not yet complete for the different construction options. Suggestion was put forth that we should outline the cost of staying in the building as is. Group agreed that that information should be developed and shared as part of the considerations.
- Kathy Keohane mentioned that some work has been completed to outline these costs. It leverages the capital budget details developed for the library/town budget submission and work completed for prior studies. Stewart noted that the Feasibility cost estimates will provide detailed line items and we could leverage that detail for this representation.
- Part of the consideration is what work could be done without triggering the MAAB/ADA requirements. 30% of fair market value of building. Current value is 5.3. Need to understand what would be a repair versus an improvement. Stewart to provide what the current criteria are for this.
- Discussed considerations with ongoing costs. Pat Brusch noted this is a focus for the town to ensure that ongoing costs are understood in addition to one time costs. Group will look to include details and or commentary on ongoing plant and operations costs into the evaluation of alternatives
- Peter shared that there have been three additional meetings with key stakeholders. Peter and Anne Paulsen held meetings with Floyd Carmen and with Jeffrey Wheeler and a member of his staff. Additionally, Peter met with Adam Dash.
- In the conversation with Jeffrey Wheeler, considerations were raised about whether the Dover Amendment could be an avenue for the Library project. It was subsequently determined that this would not be an option.
- There was also discussion about pursuing a zoning change for the area from Cottage Street to the railroad bridge. Recommendation was that this would be deferred to the Library Trustees for further discussion.
- Stewart Roberts then presented an update on the work completed by the Structural Engineer. (Letter attached)

- Engineering report states that building is “a poor candidate for renovation” not suitable for a renovation given issues with floor load capability, wall construction, and the requirement to meet current seismic codes. Report also notes a material concern with the current roof and its ability to handle snow load. Peter also mentioned that the design at the time of build did not factor in the load of the air conditioning units (10) which were added to the roof after construction.
- Stewart then reviewed some high level cost components outside of the construction costs. He noted that inflation for construction is running at 4% annually. Excluded from the non construction costs was temporary location for the library. Agreed that this is something that the Trustees should begin assessing.
- Pat Bruschi discussed that the Capital Budget group is looking at the remaining building projects and considering prioritization and funding approaches.
- Discussed upcoming public forum and what the objectives are. Agreement that we want to share with the public the process that we have been through, the feedback that we have received from the public, and how we have incorporated that into the proposals. Agreed also that we should share the facts of the current building.
- Confirmed plan for next meeting – Jan 26th. Cost estimates will be available then.
- Motion to adjourn was made and accepted.