

# **Joint Meeting of SelectBoard and the Board Library of Trustees**

## **Discussion on Library Building Project**

**October 4, 2021**

# Agenda

## Library in Our Community

Elaine Alligood, Chair Library Trustees  
Peter Struzziero, Library Director

## Current Building Conditions and Challenges

Kathy Keohane, Vice Chair Library Trustees  
Jeff Birnbaum, Vice President CHA Companies

## The New Library

Clair Colburn, Chair Library Building Committee

## Recommendation

Board of Library Trustee

## Discussion and Next Steps

All

# 65% of Belmont residents have a library card

## ***Something for everyone at the Belmont Public Library***

- 10th busiest library in state
- Avg daily visits traditionally 1000, currently 500+
- FY21 circulation was 470k during COVID!
- Over 150k ebooks downloaded
- 500+ virtual offerings
- 5th Grade Library Card Initiative
- Community Read (OBOB); over 700 participants
- The Belmont Library NEVER stopped service! Virtual Overnight
- Among top 10% of Libraries to reopen
- 6000 + parking lot and winter window pickups
- 700 care packages of free books
- Launched new services - Ask a Librarian, 24/7 Chat

***The only thing that you absolutely have to know, is the location of the Library***  
***-Albert Einstein-***

# More than Just Books

***Access to 90+ databases, music, movies, audiobooks, periodicals, video games etc.  
Library of things with technology, instruments, sewing machines & more***

## Children

- Story Time (infants,toddlers)
- Music on Saturdays
- Parenting programs
- Summer Reading
- Parent Workshops
- Interactive programs and craft workshops

## Young Adult

- Teen programs and Book clubs
- Home work & hot chocolate
- Study Buddies tutoring program
- Dungeons and Dragons
- Girls who Code
- Teen Advisory Bd

## Adult

- Monthly Author talks (James Patterson, Robin Cook, and more)
- Monthly book groups (Cook Book eg)
- Pan Asian Programming
- Trivia nights
- Dial M for Movies
- Tai Chi

## More service highlights

- Access to computers, printing, personalized recommendations
- Homebound Delivery Program - Books on Wheels
- Creative Bug, Linked Learning, Mango Language, Kanopy, video tutorials & Tech 1 on 1s
- Sora App (easy access to ebooks for students on school tablets & devices)
- Food for fines program

***Our Library Programs and Usage is  
Thriving but our Building is Failing***

# Current Building Conditions and Challenges

## ***Complex, Costly, Concerning, Urgent***

- Space inadequate to meet community and programming needs
- Building systems well beyond end of life; original to the building (1965) HVAC, Electrical, Plumbing, Fire Alarm
- Structural issues - roof, floor, walls, foundation, stairs
- Code compliant - building and ADA. Elevator, Bathrooms,
- “Hot Building” adds cost and complexity to any repairs

# Current Building Conditions and Challenges

Space inadequate to meet community and programming needs

**Assembly Room - Author Talk**



**Hallway used for materials**



**Children's Room during the day**



# Current Building Conditions and Challenges

Building systems well beyond end of life; original to the building (1965) HVAC, Electrical, Plumbing, Fire Alarm



**Air Conditioning Chiller**



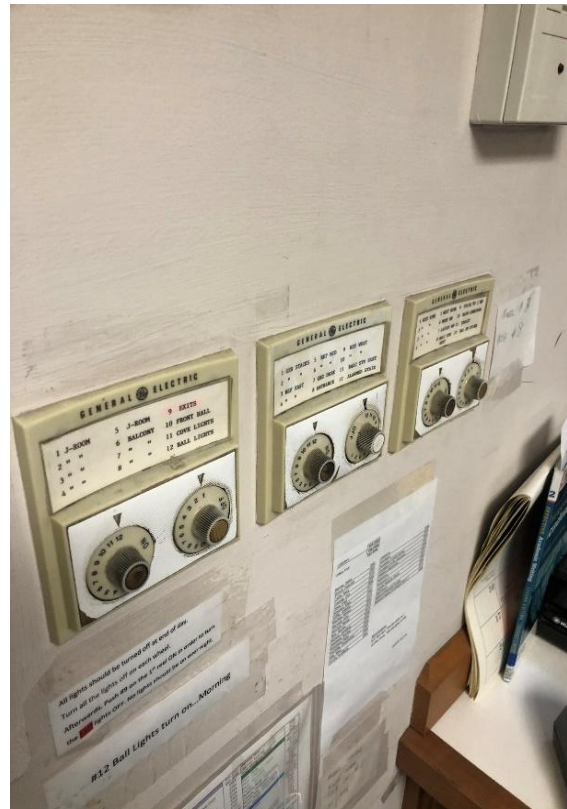
**Water pump and backup**

# Current Building Conditions and Challenges

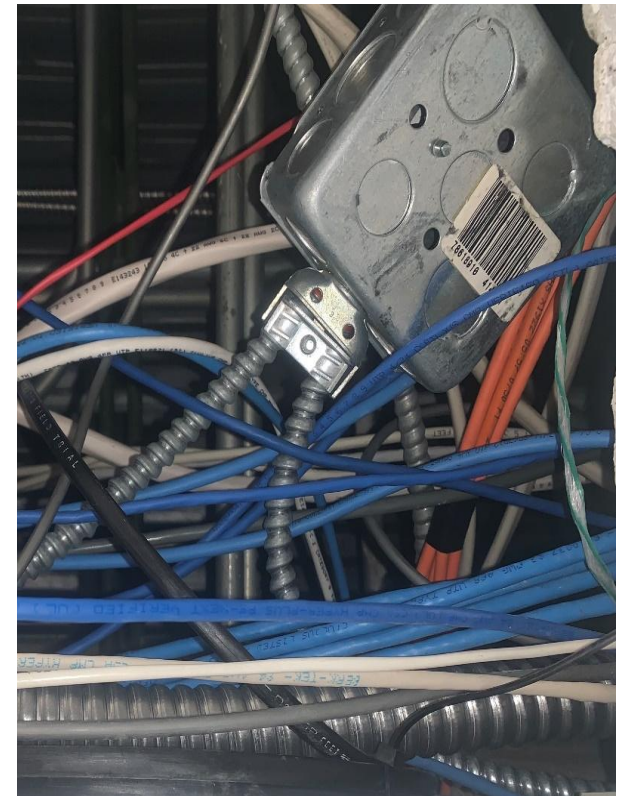
Building systems well beyond end of life; original to the building (1965) HVAC, Electrical, Plumbing, Fire Alarm



**Electrical  
Box**



**Main light  
controls**



**Wiring in the  
ceiling**

# Current Building Conditions and Challenges

## Structural issues - roof, floor, walls, foundation, stairs



**Roof leaks are a regular occurrence**



**Lower stairs inoperable**

# Current Building Conditions and Challenges

## Structural issues - roof, floor, walls, foundation, stairs



**Floor in eaves  
disintegrating**



**AC Units on roof not  
designed to carry that load**



**Floor loads  
undersized**

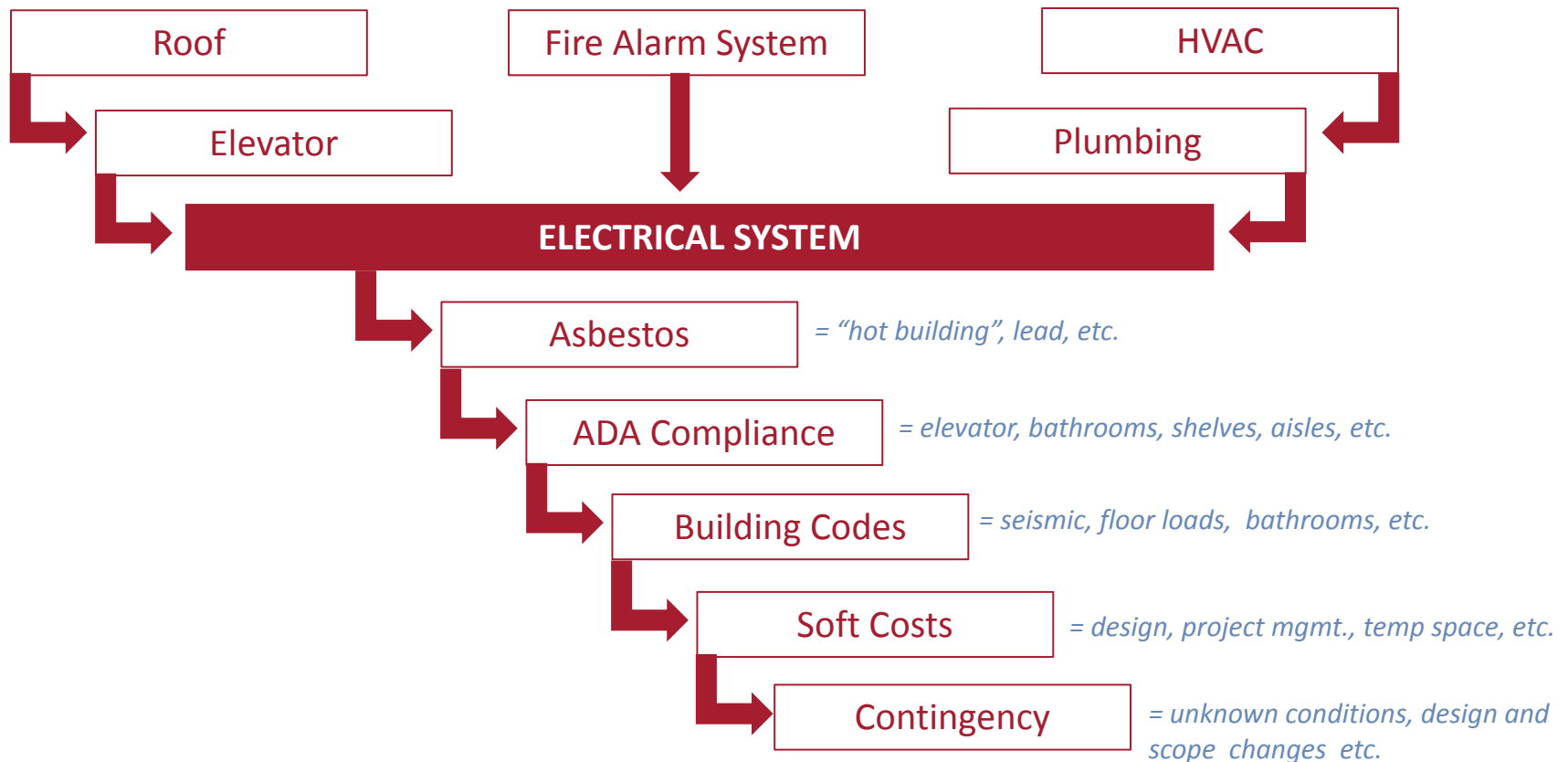
# Building Failures Cannot Be Addressed in Capital Budget

- Exceeds the funding of the capital budget
- Would require ADA and current code compliance, adding significant cost
- Does not address all building needs

| Belmont Public Library  | FY22    | FY23      | FY24      | FY25      | FY26    | FY27      |
|---|---------|-----------|-----------|-----------|---------|-----------|
| Extend useful life of existing AC Equipment   | 67,600  |           |           |           |         |           |
| Upgrade Fire Alarm System   | 757,300 |           |           |           |         |           |
| Paint Exterior  |         | 82,300    |           |           |         |           |
| Expand existing security camera system  |         | 100,800   |           |           |         |           |
| Upgrade/Replace Unit Ventilators  |         | 308,900   |           |           |         |           |
| Chiller Rooftop Replacement   |         | 358,000   |           |           |         |           |
| Replace Windows And Exterior Doors  |         | 530,500   |           |           |         |           |
| Repoint Masonry   |         |           | 314,500   |           |         |           |
| Renovate/Upgrade existing bathrooms (8-10)  |         |           | 1,223,000 |           |         |           |
| Elevator Replacement  |         |           | 1,687,400 |           |         |           |
| Replace Interior Doors & Hardware   |         |           |           | 219,000   |         |           |
| New furniture throughout ( tables with electrical, more comfortable seating)        |         |           |           | 266,900   |         |           |
| Repave Parking Lot (storm water, regrading, etc.)                                   |         |           |           | 628,300   |         |           |
| Paint Interior Building (last painted 1995?)  |         |           |           | 215,300   |         |           |
| Fire Suppression for Claflin Room   |         |           |           |           | 52,800  |           |
| Automatic Sprinkler System (wet)  |         |           |           |           | 506,400 |           |
| Upgrade electrical coverage and service   |         |           |           |           | 437,100 |           |
| Replace HVAC System   |         |           |           |           |         | 3,162,500 |
| Building Management System  |         |           |           |           |         | 389,000   |
| Alternate B Scope, including limited roof repairs                                   |         | \$373,594 |           |           |         |           |
| Exterior front upper staircase and landing repairs (Lower stair existing to remain) |         | \$461,300 |           |           |         |           |
|   | 824,900 | 2,215,394 | 3,224,900 | 1,329,500 | 996,300 | 3,551,500 |

# Cascading Failures Prohibit Phased Repairs

## Critical Dependencies, Insufficient Capital Budget, ADA Triggers



# Comprehensive Project to Repair Urgent Building Failures

Building Systems Upgrade project,  
Conceptual Design includes:

- Repair/replace all failing systems, including:
  - Electrical / wiring
  - Roof membrane & structure
  - Fire alarm system
  - HVAC
- Limited repairs to infrastructure *if touched*
  - e.g. pipes, doors, lighting, etc.
- ADA and code compliance, including:
  - Elevator, seismic upgrades, floor load, etc.



Belmont Public Library  
Systems Upgrade of Existing Library  
29,650 GSF

MAIN SUMMARY

| DESCRIPTION  |  |  |            | TOTAL        | COST/SF     |         |
|--|--|--|------------|--------------|-------------|---------|
| Building Demolition  |  |  |            | \$357,636    | \$12.06     |         |
| Hazardous Waste Abatement Allowance                          |  |  |            | \$362,300    | \$12.22     |         |
| Building Trade Cost  |  |  | 29,650 GSF | \$8,587,794  | \$289.64    |         |
| Sitework Cost  |  |  | 29,650 GSF | \$1,030,225  | \$34.75     |         |
| Scope of Work Excluded from Johnson Roberts Budget           |  |  | 29,650 GSF | \$1,023,275  | \$34.51     |         |
| Unknown scope triggered by code                              |  |  | 29,650 GSF | \$750,000    | \$25.30     |         |
| Trade Cost Subtotal  |  |  | 29,650 GSF | \$12,111,230 | \$408.47    |         |
| Design Contingency   |  |  | 13.00%     | \$12,111,230 | \$1,574,460 | \$53.10 |
| Construction Contingency                                     |  |  | 5.00%      | \$12,111,230 | \$605,562   | \$20.42 |
| Trade Cost Total   |  |  |            | \$14,291,251 | \$482.00    |         |
| Mark-ups (on Direct Trade Costs Subtotal)                    |  |  |            |              |             |         |
| General Conditions & Requirements                            |  |  | 10.00%     | \$14,291,251 | \$1,429,125 | \$48.20 |
| Insurance  |  |  | 0.65%      | \$15,720,377 | \$102,182   | \$3.45  |
| Bonds  |  |  | 1.00%      | \$15,822,559 | \$158,226   | \$5.34  |
| Building Permit  |  |  |            | \$0          | waived      |         |
| Fee  |  |  | 3.00%      | \$15,980,785 | \$479,424   | \$16.17 |
| Escalation Allowance To Start of Construction, 1st QTR, 2024 |  |  | 8.00%      | \$16,460,208 | \$1,316,817 | \$44.41 |
| Estimate Construction Cost Subtotal                          |  |  |            | \$17,777,025 | \$599.56    |         |
| Project Softs Costs Catch-all                                |  |  | 15.00%     | \$17,777,025 | \$2,666,554 | \$89.93 |
| Library FF&E Package   |  |  |            | \$650,000    | \$21.92     |         |
| Library Move Relocations and Temporary Space                 |  |  |            | \$1,000,000  | \$33.73     |         |
| Owner Project Contingency against construction cost          |  |  | 4.00%      | \$711,081    | \$23.98     |         |
| Total Project, including Soft Costs (1st QTR, 2024)          |  |  |            | \$22,804,659 | \$769.13    |         |
|  |  |  |            |              |             | 14      |

# Comprehensive Project to Repair Urgent Building Failures is Prohibitively Expensive

## Building System Repair Project Estimated Cost

**\$ 22.8 M**     *core systems, ADA & codes compliance, project costs*

**\$ .9 M**     *add'l escalation (per year)*

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**\$ 23.7 M**     *estimated project cost*

**Plus \$ 2-4 M**     *required scope excluded from this estimate*

*Will still require a building addition to address space needs*

A cost estimate for a comprehensive project to repair the urgent building system failures, including required ADA and code compliance, was updated by CHA in September 2021.

### Excluded from this estimate:

- Does not meet space needs. Actually reduces useable space by 25% to meet ADA requirements
- No foundation work
- No stormwater management
- No emergency generator
- No vehicle charging
- No photovoltaic; fossil fuel systems
- Additional Bathrooms?
- No allowance for relocation of Claflin Room and Veterans Memorial
- What else?

# Three Independent Studies Recommend New Construction

Three independent feasibility studies were commissioned by the town in 2001, 2006, 2017

- Requirements were defined by long range plan, building systems, and compliance
- Each study evaluated three options: renovation, renovation/addition, new construction

Every study recommended new construction as the best value for the community

## May 2017 Conceptual Design Feasibility Study

*Full study on Library website*

“Renovation Only scheme required significant capital outlay to correct building efficiencies but does not come close to meeting the needs of the library”

“...costs of renovations and additions likely exceeds the cost of a new facility”

## *New Library – View Along Concord Ave*



## *New Library – Elevation from Concord Ave*



## *New Library - Entry*



## *New Library – Community Room*



## *New Library – Children's Library*



## *New Library – Group Study*



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## *New Library – Adult Collection*



# *New Library – Sustainable Components*

## ENERGY EFFICIENT BUILDING SYSTEMS

An all-electric VRF mechanical system contributes to a Zero Net Energy-ready building by eliminating fossil fuel use and reducing energy consumption through its high efficiency operation



## NATURAL DAYLIGHTING

Natural light is invited deep into the library interior to illuminate reading spaces and reduce electric lighting loads



## SOUTH FACING SOLAR PANELS

Roof-mounted photovoltaic (PV) panels contribute directly to the library's energy needs and reduce the building's overall ecological footprint



## GREEN ROOF

A vegetated roof reduces stormwater runoff and solar heat gain while offering a contemplative view from the upper floor Quiet Study Rooms



## NATIVE PLANT SPECIES

Native species are restored along the banks of Wellington Brook to maintain the longevity of the brook landscape and provide an inviting teaching tool



## HIGH PERFORMANCE ENVELOPE

The library's walls, roof and windows are highly insulated to limit energy transfer and maximize the efficiency of heating and cooling systems



## HEALTHY MATERIALS

Interior finishes and furniture use sustainable materials to ensure the long term health and wellbeing of the library occupants and library collection

## STORMWATER MANAGEMENT

Vegetated swales and rain gardens capture and filter rainwater while runoff is reduced using permeable paving in place of conventional asphalt



## ACTIVE LANDSCAPE

Outdoor walking paths and intimate reading spaces create an active landscape along Wellington Brook linking the library, Woodland Garden and Underwood Pool & Playground

# Potential Funding Sources

- Kendall Funds
- American Rescue Plan Funding
- Free Cash
- Community Preservation Funds for targeted components – Historical and Veterans
- Belmont Library Foundation
  - Naming Rights
  - Grants

# Recommendation

Given the urgency of the current building conditions,  
The Board of Library Trustees recommends a debt  
exclusion vote in November 2022

# Next Steps and Action Items

- Meeting with Select Board today 10/4/2021
- Agree to process and timeline for decisions
  - Capital budget needs are imminent
  - Monthly joint meetings going forward until a decision is made would be appreciated

## Supporting Materials

1. CHA Capital Budget Materials
  - Capital Budget Supporting Narrative
  - Summary and Detailed Cost Estimates
2. CHA Project Development ( New Library)
3. CHA Systems Upgrade of Existing Library – Systems Upgrade Estimate
4. Oudens Ello Building Program ( New Library)

For more information

[www.belmontpubliclibrary.net/about/building-committee/](http://www.belmontpubliclibrary.net/about/building-committee/) 29