

Library Building Project - *Public Forum # 7*

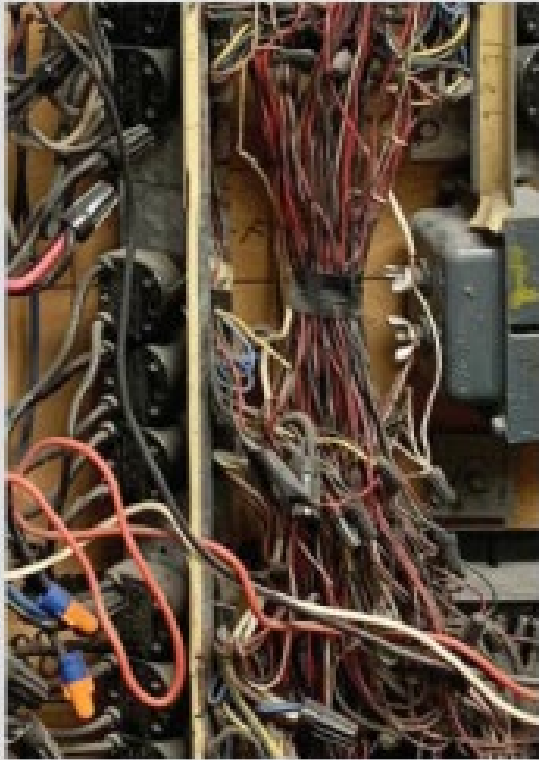


June 9, 2022

Library Building Project

The Building is Failing

Library Building Project - *Building Failures*



**ELECTRICAL SYSTEM:
BEYOND END OF LIFE
& NEEDS TO BE
REPLACED**

**ROOF LEAKS:
MULTIPLE PER YEAR;
NOW ROUTINE**



**HVAC:
FAILS REPEATEDLY
MAKING THE BUILDING
UNINHABITABLE**

Library Building Project - *Building Failures*

**FIRE ALARM SYSTEM:
UNRELIABLE & NEEDS
TO BE FULLY
REPLACED**

**(REQUIRING A NEW
ELECTRICAL SYSTEM)**



**BRITTLE PIPES CRACK
& ANTIQUATED
SYSTEMS ARE
DIFFICULT TO REPAIR**

Repairs – *Prohibitively Expensive*

Building System Repair Project Estimated Cost

\$24.1 M *Blg. Systems, ADA & Codes
Compliance, Project Costs,
& Technology*

\$.96 M *Escalation (per year)*

\$1.3 M *Allowance for Market Volatility*

\$26.4 M *Estimated Project Cost*

\$2-4 M *Additional Required Scope
Omitted from the Estimate*

\$28.4M – \$30.4 M Total Estimated Cost

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. Costs were revised in April 2022 to reflect current building costs.

Omitted from this estimate:

- Does not meet space needs. 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?
- What else?

DOES NOT MEET SPACE NEEDS!

Library Building Project

Belmont Loves its Library

Library Building Project - *Usage*



254,833

VISITORS TO THE LIBRARY



90,265

VIDEOS + DVDS
CHECKED OUT



648,076

TOTAL COLLECTION USE



29,754

REFERENCE QUESTIONS
ANSWERED



740
PROGRAMS
OFFERED

17,032

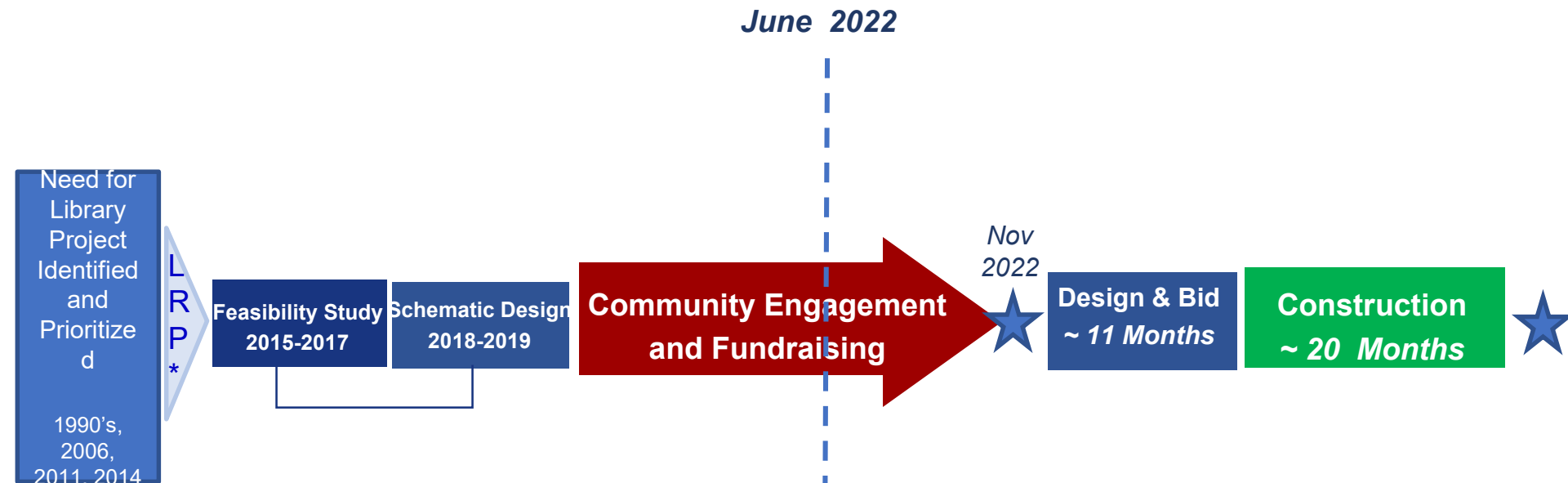
ATTENDEES



14,478

ACTIVE USERS

Library Building Project – *Path Forward*



- 7 community meetings
- 2 online surveys, focus groups
- 50 + key group meetings
- Library Long Range Plan (5 year) 2016, 2021

Library Building Project

Guiding Principles

Library Building Project

Guiding Principles

WELCOMING & ACCESSIBLE to all

GATHERING PLACE for the whole community

PROVIDE RESOURCES to support life-long learning for the diverse needs of our community

FLEXIBLE SPACES for library programs, cultural events, & community meetings

SUSTAINABLE reflects Belmont's sustainability goals

SITE LANDSCAPING enhances community open space

Library Building Project *Size*

Library Building Project - *Size*

How Was the Size Determined?

Library Building Project - *Size*

How Was the Size Determined?

3 Feasibility Studies

Program & Service Requirements Long Range Plans, Blg Plan Document

Library Usage Data Patron visits, circulation and program statistics

Belmont Community Input 6 Public Forums, surveys, feedback

Peer Libraries & MBLC Data Lessons Learned

Design Team Expertise Design Team, LBC Committee Members

Library Building – 3 *Independent Studies!*

3 Independent Feasibility Studies were commissioned by the Town in 2001, 2006, 2017

All Recommend New Construction

Long Range Plan determined building systems, & compliance space requirements

Each study evaluated three options: renovation, renovation/addition, new construction

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

May 2017 Feasibility Study, Conceptual Design

“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”

Full study on Library website

Library Building Project – *sf comparison*

OVERALL	Existing Library (sf)	New Library (sf)	Change in Area (sf)
Total Building Area	29,650	41,500	11,850

BY USE	Existing Library (sf)	New Library (sf)	Increase (sf)
Children’s	2,420	5,402	2,982
Support: equipment rooms, storage, restrooms etc ¹	1,760	3,814	2,054
Creative and Program Spaces (Dedicated)	0	1,520	1,520
Circulation & Staff Areas (Automated Book Equipment)	3,401	4,440	1,039
Meeting Spaces	1,750	2,750	1,000
Young Adults	700	1,591	891
Quiet Study Rooms	0	810	810
Periodicals	0	700	700
New & Popular Materials	500	1,046	546
Library Friends and Shop	423	731	308
Local History	1,140	1,239	99
Adults	8,790	8,850	60
Other ²	8,768	8,377	-391

Notes

1.

Support spaces include restrooms, custodial, storage, and mechanical/water/electrical service rooms

2.

Includes walls, structure, shafts, corridors, stairs, and elevator

Library Building Project - *Feedback*

Community Requests & MBLC Input

More comfortable seating

Better lighting

More space!

We need quiet meeting rooms & collaboration rooms

Larger meeting spaces

The Library just needs a big giraffe

Expand Children's area

Dedicated Children's program room

More outdoor spaces

Handicapped accessible – and fully ADA Compliant

Better Bathrooms

More Self Checkout Machines

Library Building Project - *Feedback*

Community Requests & MBLC Input

Enhanced Wi - Fi and Technology

Virtual Meeting Rooms

After hours spaces and self service options

Increased space allocations for staff workrooms

Design for using library space as interim emergency communications center, cooling center, heating center etc.

High performance upholstery that can be easily sanitized

Flexibility and reversibility, make sure the spaces can be adjusted in the future without cost

Have a deck or reading porch

Increased hours

Library Building Project *Cost*

Library Building Project - Cost

\$39.5M Revised Project Cost

Cost Estimate Revisions

CHA Consulting building system repair estimate (9/2022)

CHA Consulting revised new building estimate (4/2022)

Design Team revised new building cost estimate (4/2022)

Library Building Project - *Cost Increase*

Construction Costs

\$2.1M Increased Construction Costs

Scope Changes

\$180K Technology Increases

\$80K to salvage historic items: Veterans Memorial, stain glass – CPA Grant potential

Additional Market Safeguards

\$1.86M 'Market Volatility' Contingency above typical contingencies

Library Building Project - *Offsetting Costs*

Overall funds available: \$2.67 M and growing!

Donations from over 850 community members

More than \$560,000 pledged & many more expected

Pursuing grants from local businesses and foundations

Potential \$1M from state Bond Bill

Potential CPA Grants

Still time - Make a pledge, donation, or sponsor a room!

Library Building Project

Timeframe

Library Building Project - *Timeline*

<i>Engagement</i>	<i>Vote!</i>	<i>Break Ground</i>	<i>Opening</i>
Today	Nov 2022	~Mar 2024	~ June 2025



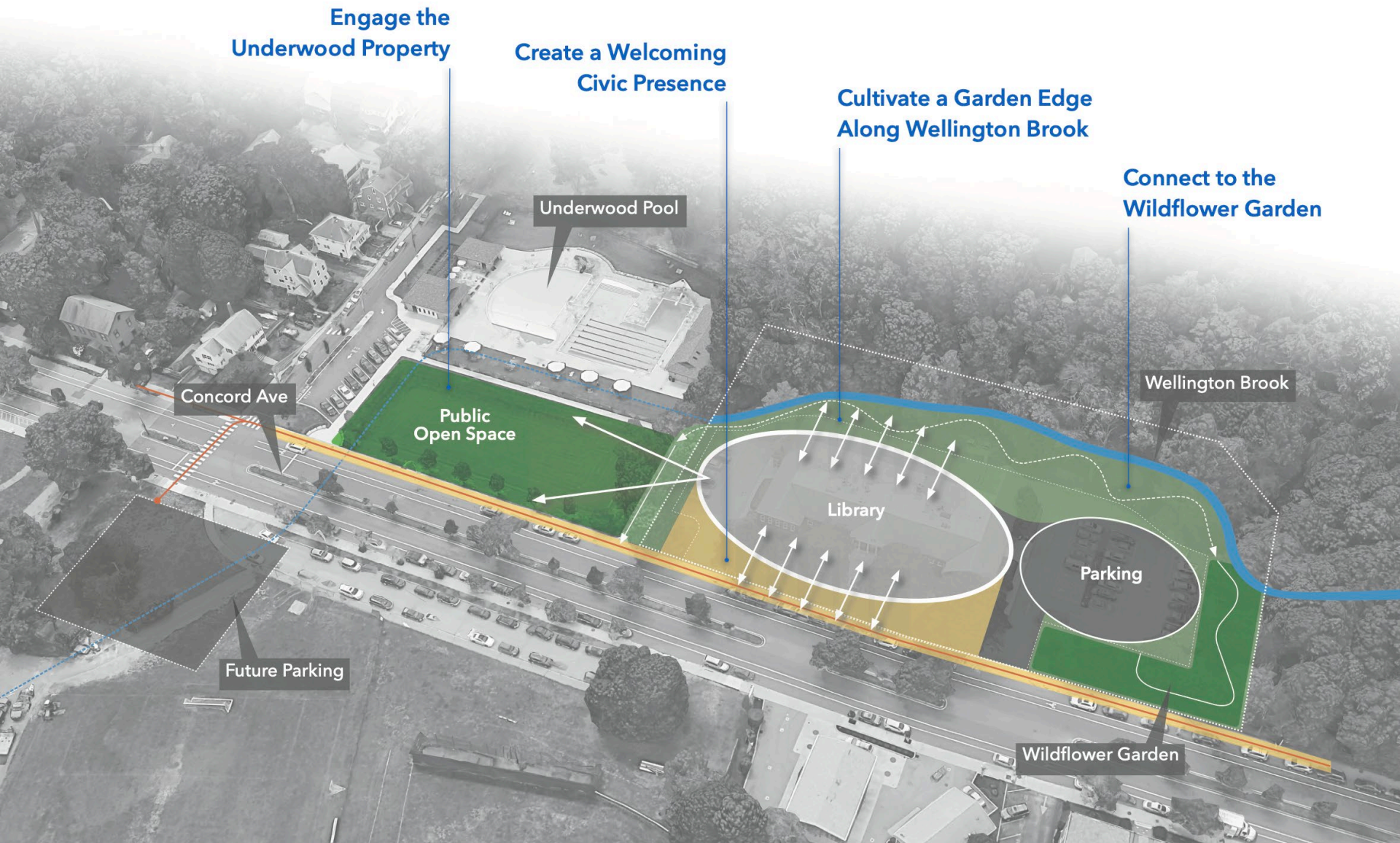
Library Building Project

Oudens Ello Architecture

Library Building Project - *Design*



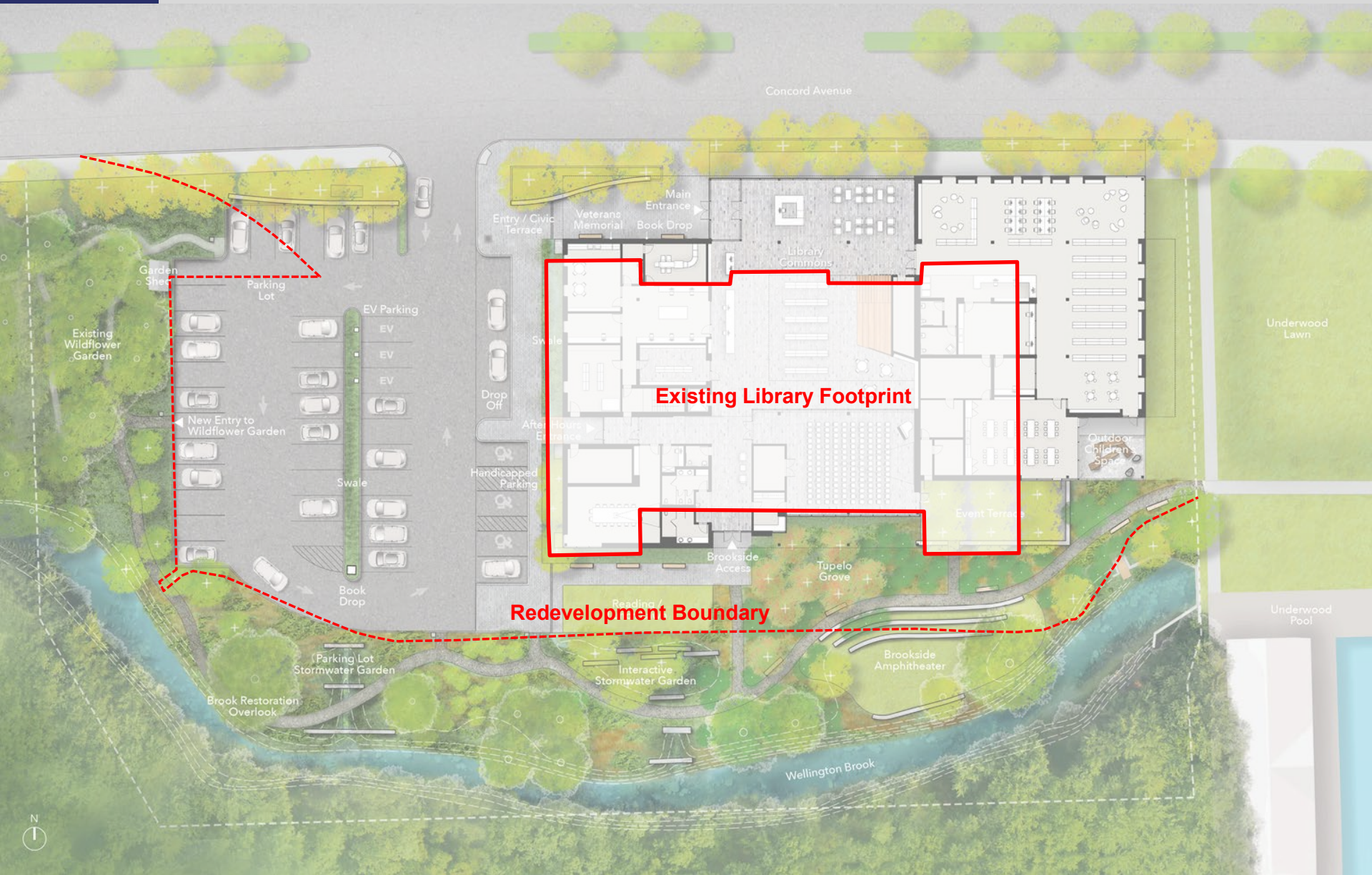
Library Building Project - Site Strategy



Library Building Project - Site Plan



Library Building Project - *Site Plan*



Library Building Project - *Parking*



Existing Parking

41 Total Spaces

3 ADA Spaces

Proposed (8'-6"x18'-0")

42 Total Spaces

3 ADA Spaces

Drop off Area

Additional Parking

High School

Pool (off season)

Concord Ave

Library Building Project - *Existing Site*



Library Building Project - *Existing Site*



Library Building Project - *Existing Site*



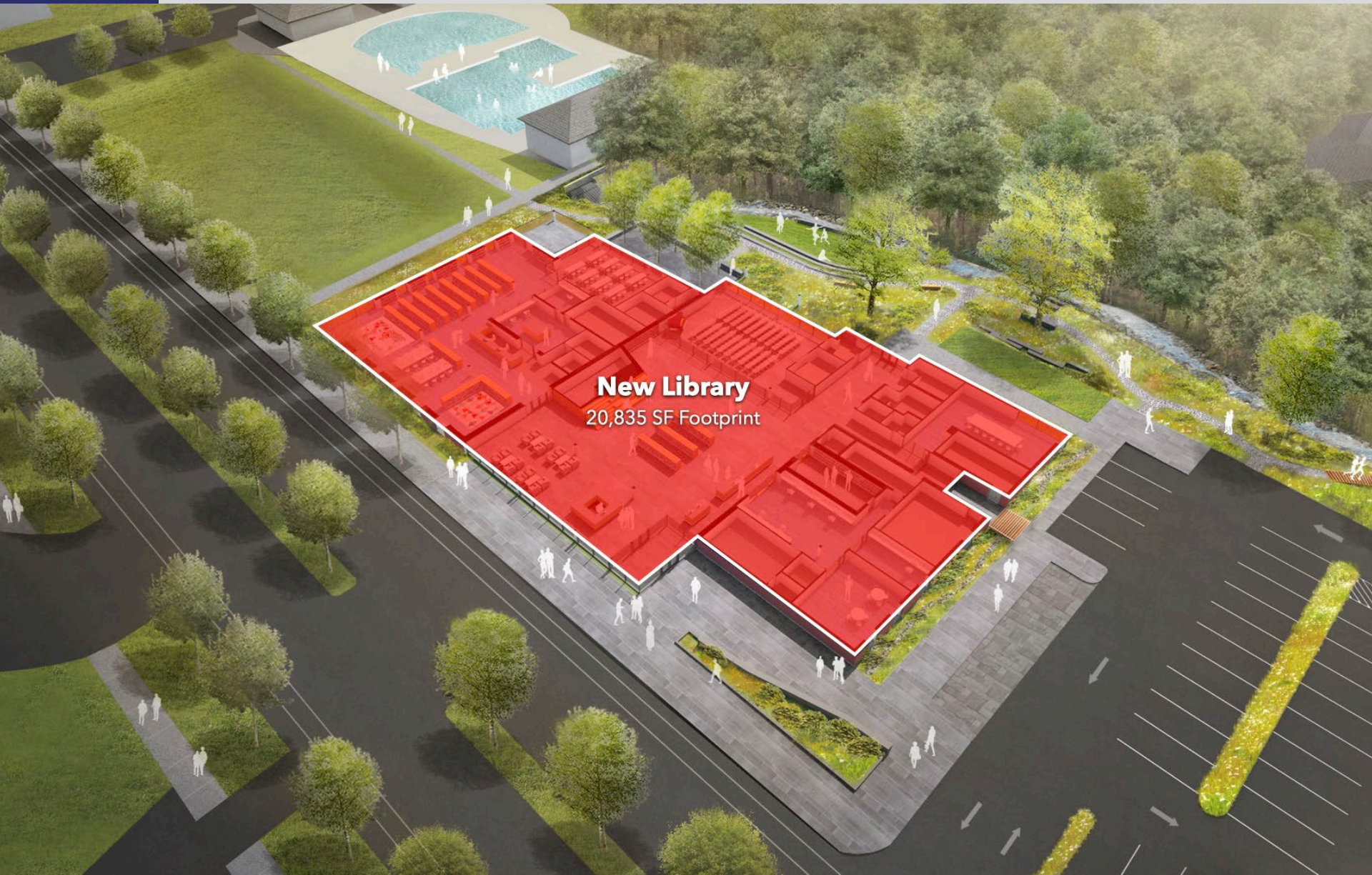
Library Building Project - 1st Floor



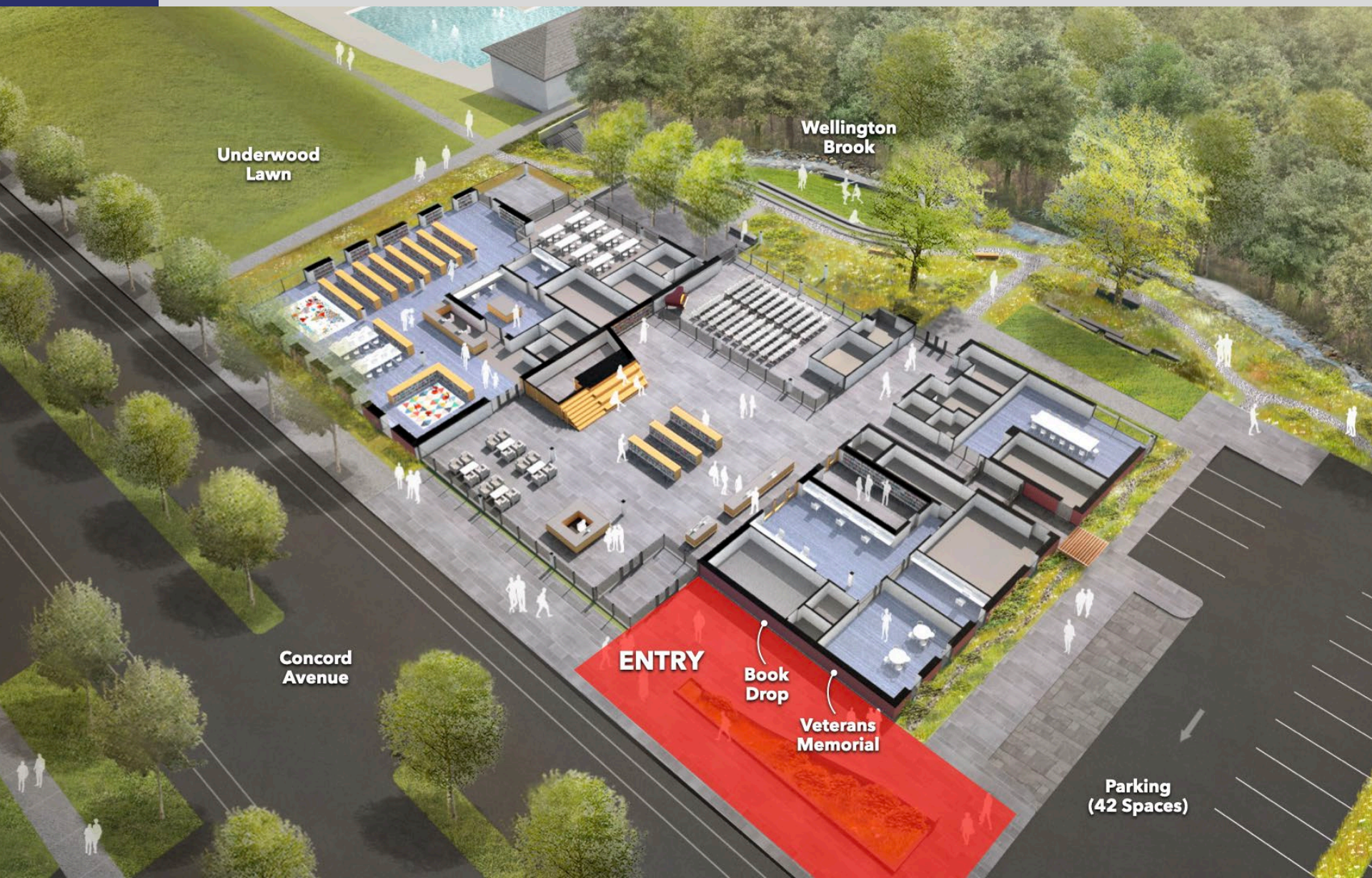
Library Building Project - 1st Floor



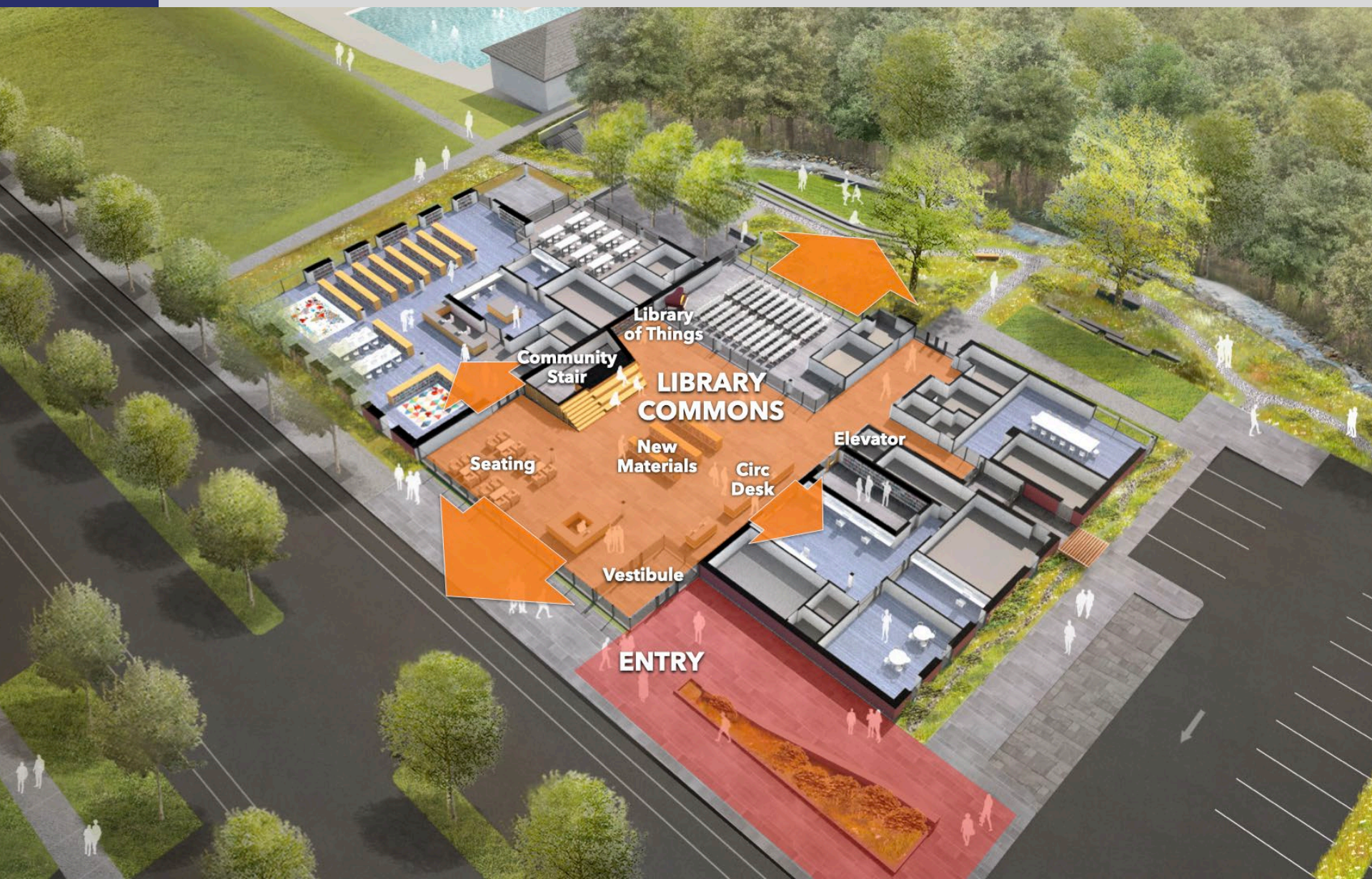
Library Building Project - 1st Floor



Library Building Project - 1st Floor



Library Building Project - 1st Floor



Library Building Project - *Entry Lobby*



Library Commons

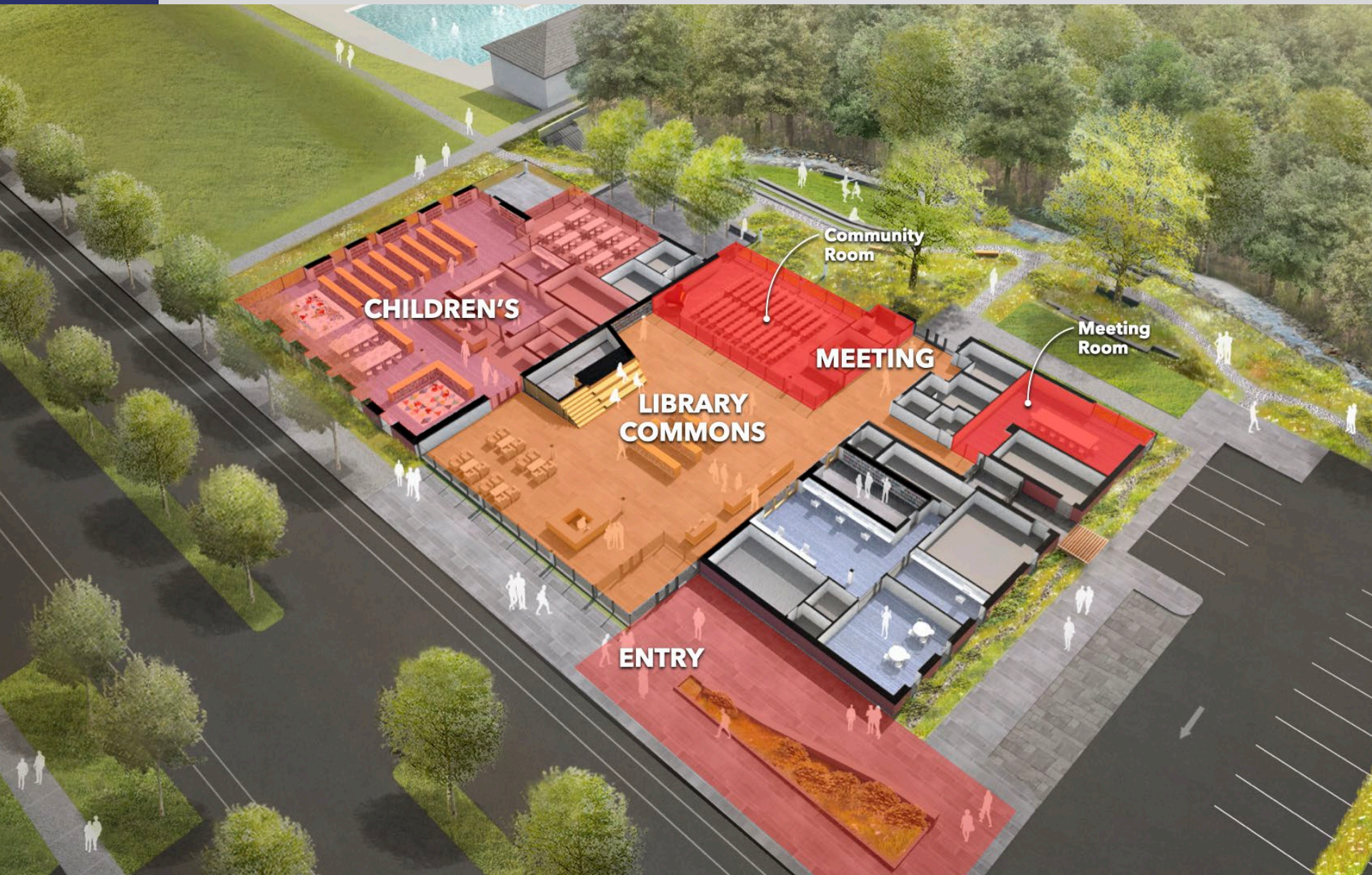
Library Building Project - 1st Floor



Library Building Project - *Children's Wing*



Library Building Project - 1st Floor



Library Building Project - 1st Floor



Library Building Project - *Community Room*



Library Building Project - 1st Floor



Library Building Project - 2nd Floor



Library Building Project - 2nd Floor



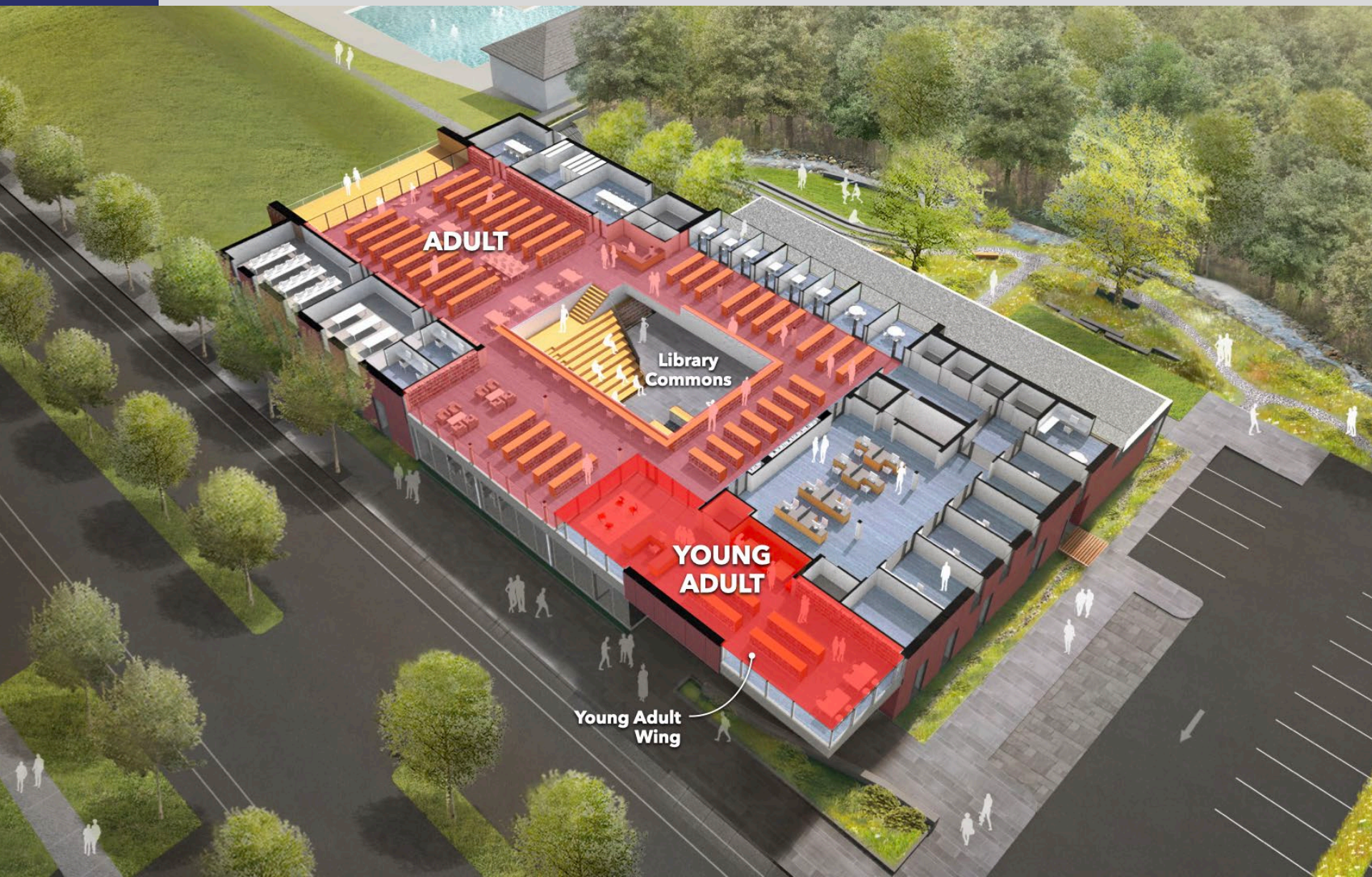
Library Building Project – 2nd Floor Balcony



Library Building Project - *Reading Porch*



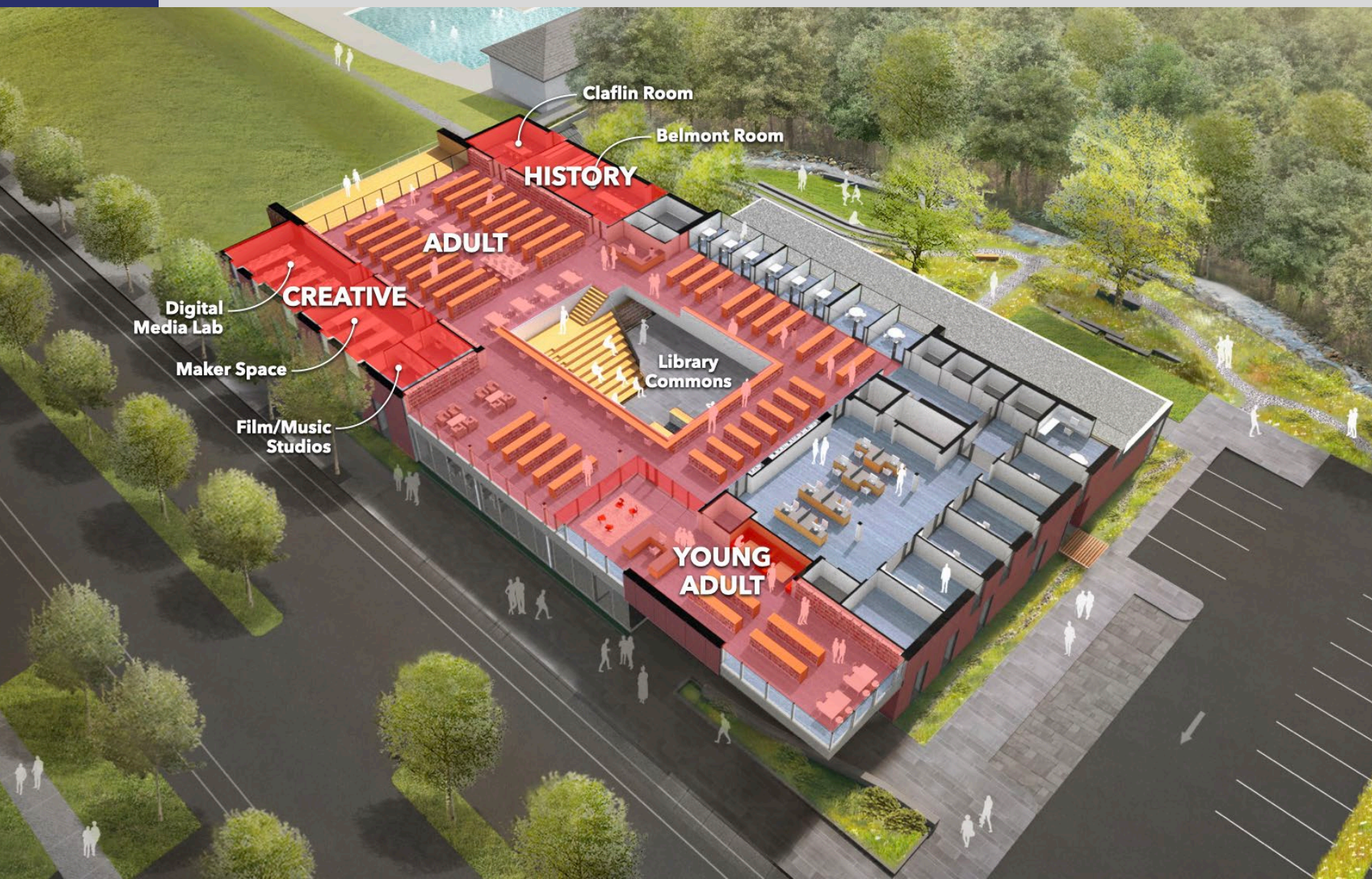
Library Building Project - 2nd Floor



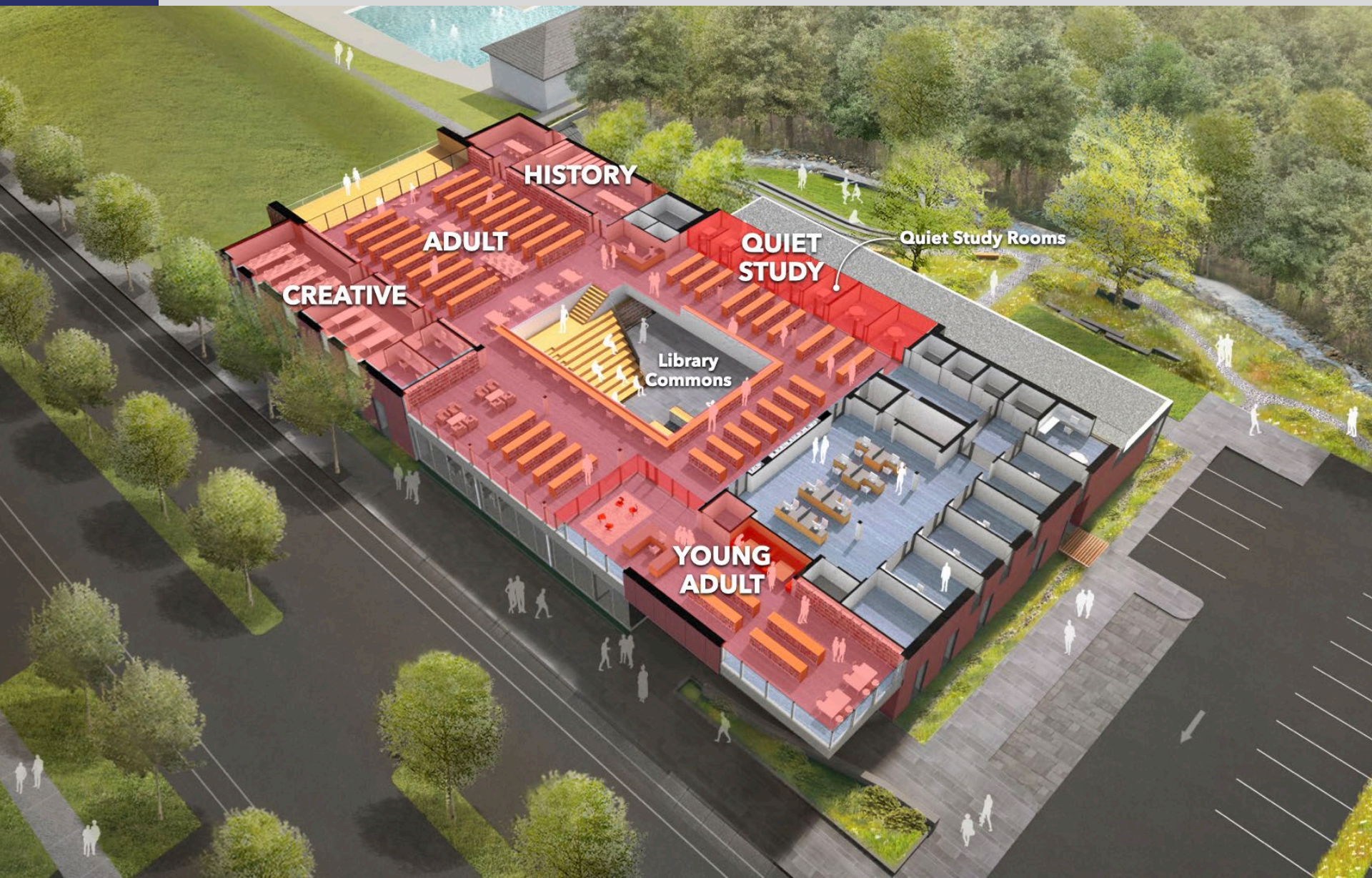
Library Building Project - *Young Adults*



Library Building Project - 2nd Floor



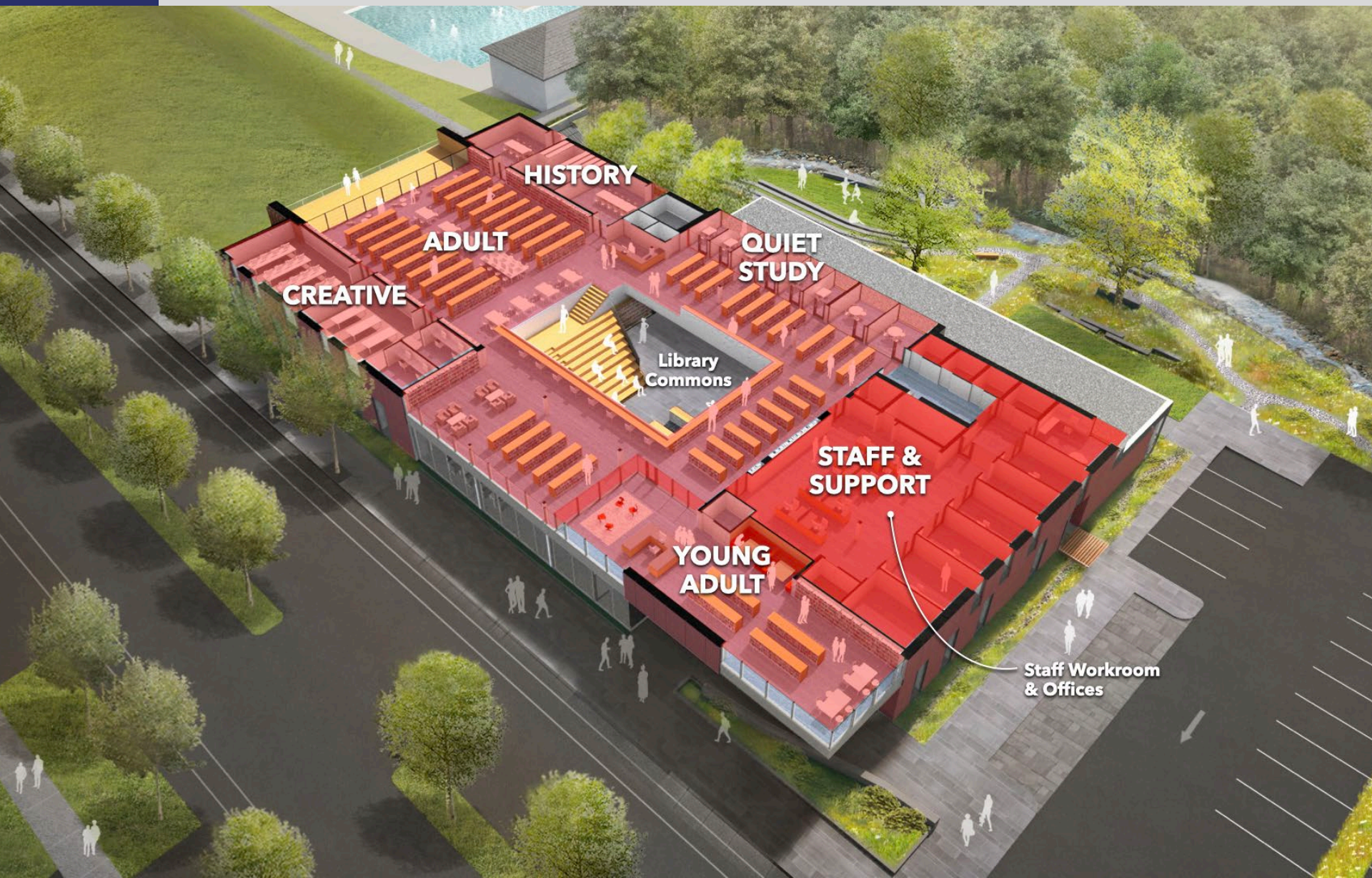
Library Building Project - 2nd Floor



Library Building Project - *Group Study*



Library Building Project - 2nd Floor



Library Building Project - *Penthouse*



Library Building Project - *Roof*



Library Building Project - *Sustainability*

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 it's 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



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



Library Building Project - *Materiality*



Library Building Project – *Materiality*



Belmont Town Hall
Henry W. Hartwell, 1881



Homer Municipal Building
Ebenezer Homer, 1899



Underwood Memorial Library
William Ralph Emerson, 1902

Library Building Project - *North Elevation*



Library Building Project - *NE Elevation*



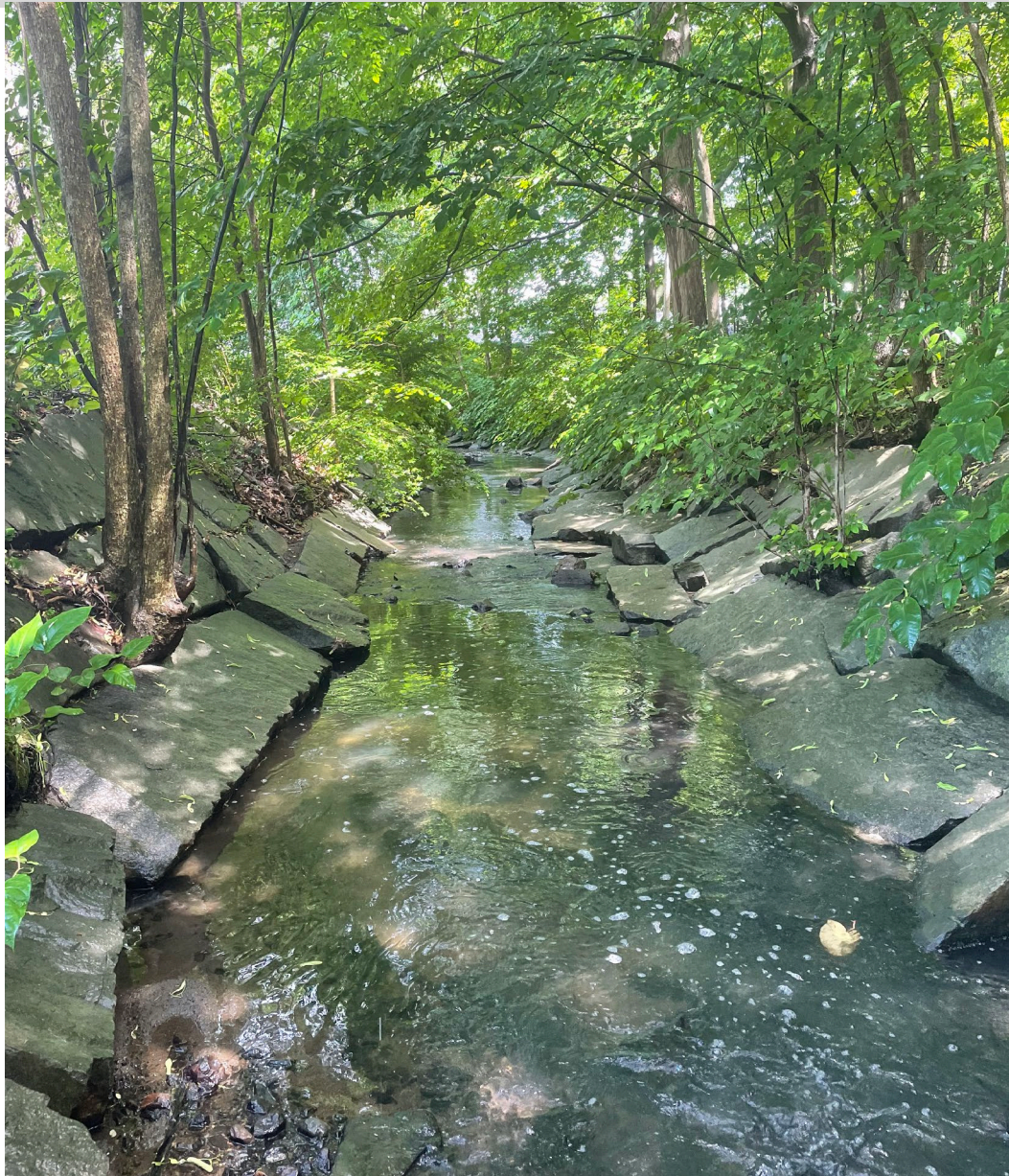
Library Building Project - Site Connections



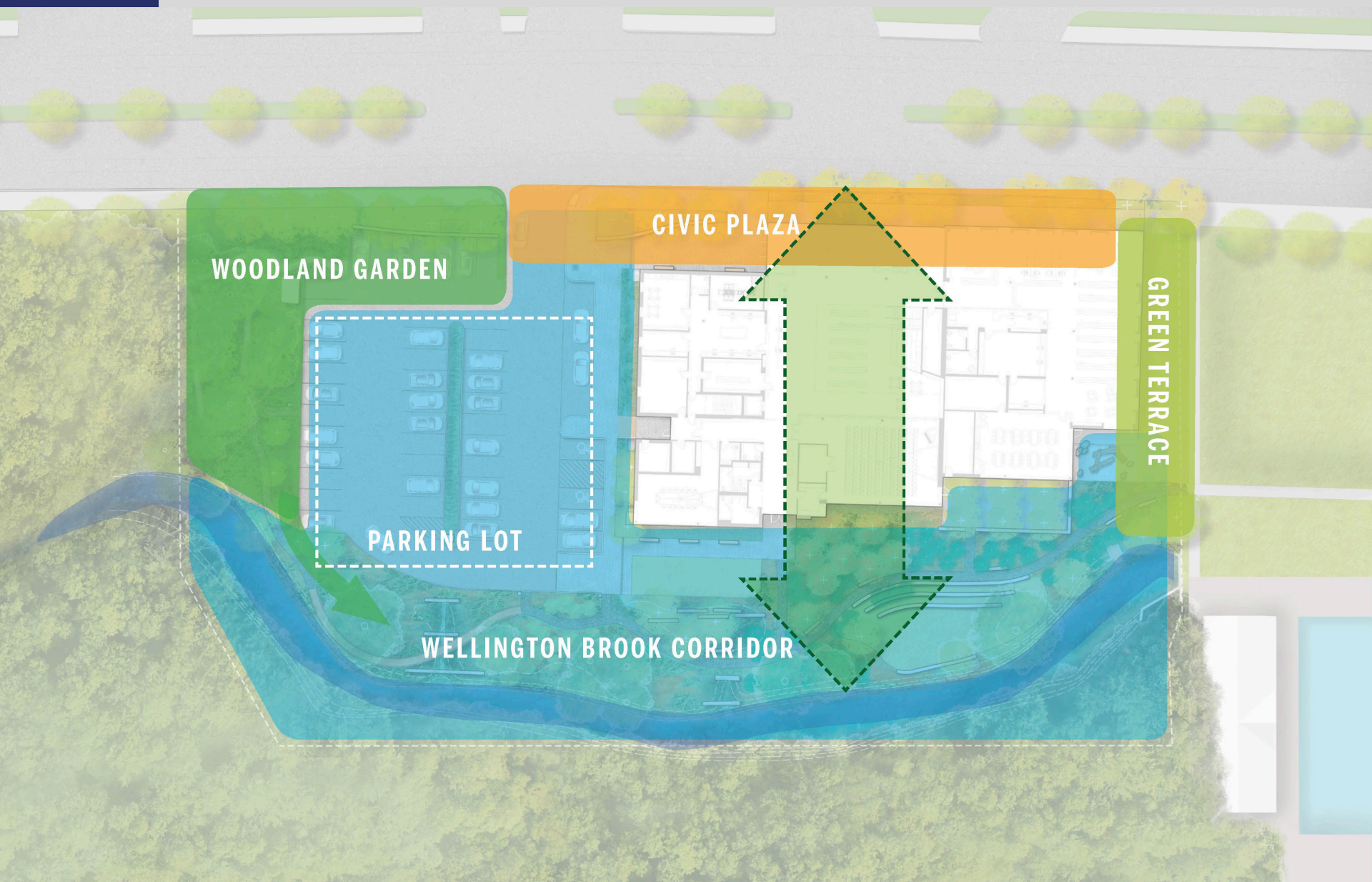
Library Building Project - *Outdoor Space*



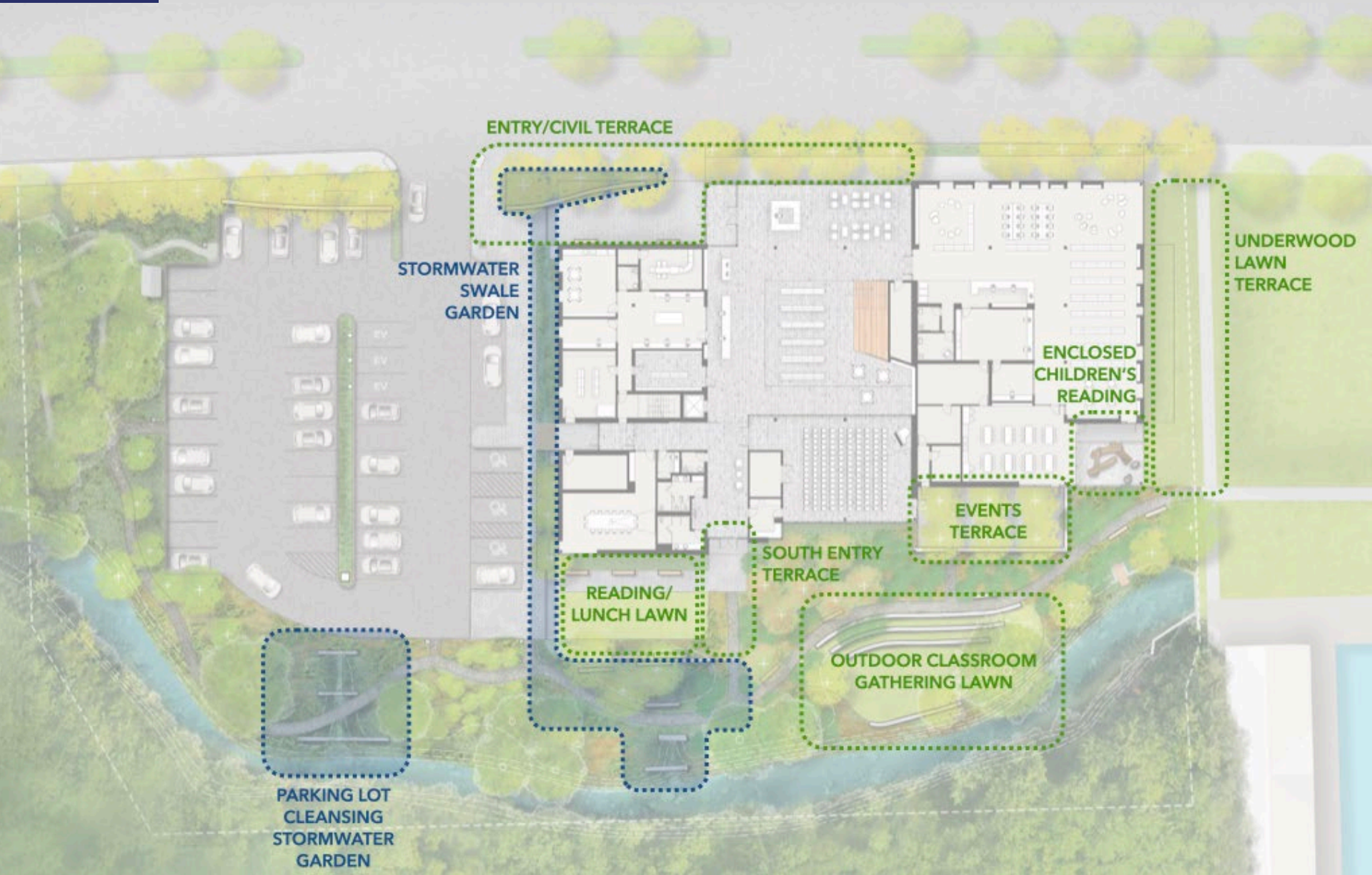
Library Building Project - *Outdoor Space*



Library Building Project - *Outdoor Space*



Library Building Project - *Outdoor Space*



Library Building Project - Site Plan



Library Building Project - *Outdoor Space*



Library Building Project - *Outdoor Space*



Get Involved | Learn More

Visit the Library Website

‘Building Project’ Tab:

<https://belmontpubliclibrary.net/about/building-committee/>

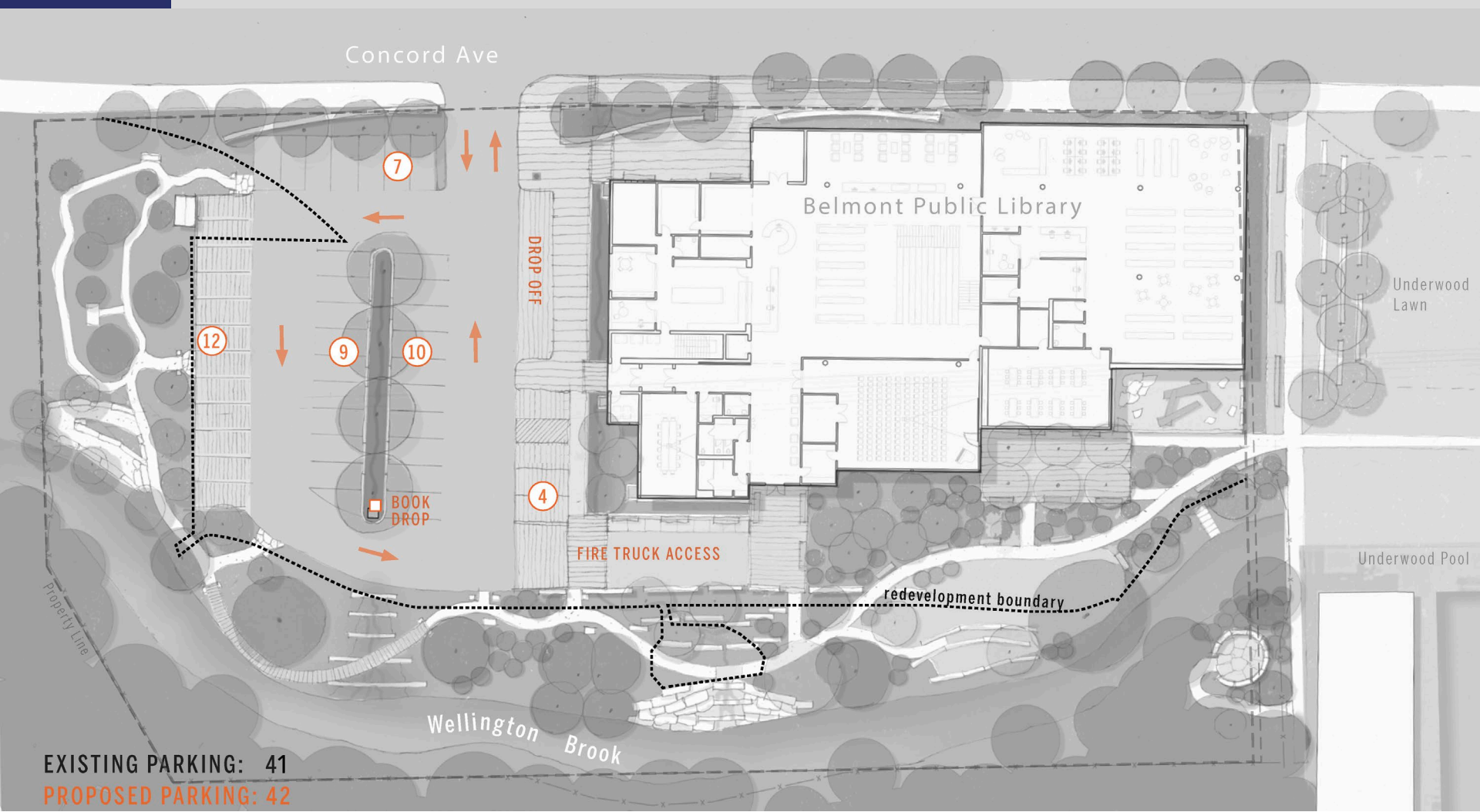
Visit The Belmont Library Foundation Website

<https://belmontlibraryfoundation.org/>



ADDITIONAL SLIDES FOR REFERENCE

Library Building Project – *Parking Layout*



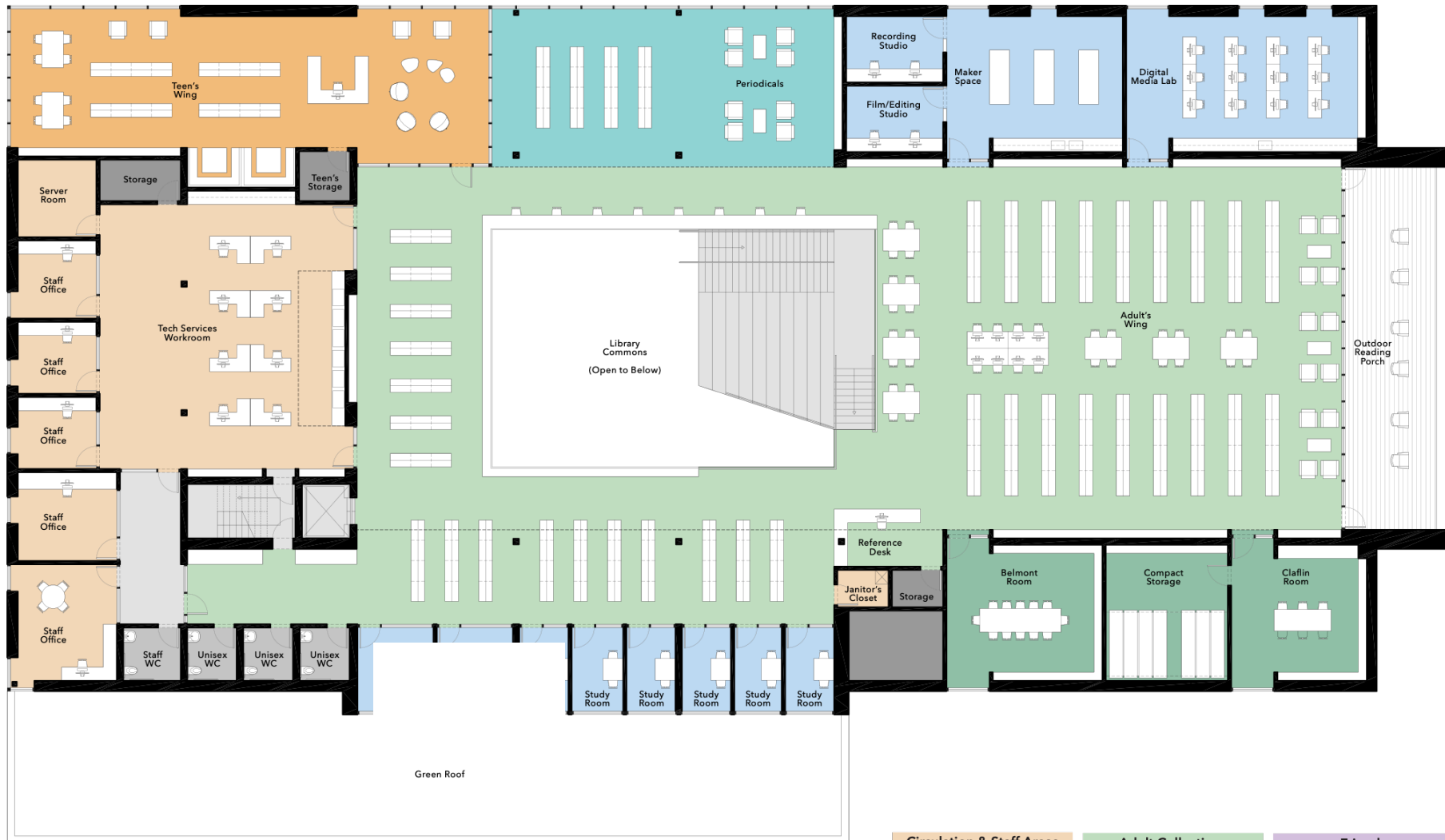
Library Building Project – *Parking Layout*



Library Building Project - 1st Floor



Library Building Project - 2nd Floor



Circulation & Staff Areas	Adult Collections	Friends
Popular Materials	Local History	Young Adult
Meeting Rooms	Periodicals	Children's

Library Building Project - 1st Floor



Library Building Project - 2nd Floor



Library Building Project - *Penthouse*



Library Building Project - *Roof*

