



Project: Belmont Public Library

Meeting Date: January 31st, 2023

Time: 5:00 PM

Meeting Location: Zoom

Meeting: Library Building Committee

Report By: Laura Jolly

Attending: * Building Committee Members
* Robert Schafer
* Robert McLaughlin
* Stephen Sala
* Marty Bitner
* Clair Colburn
* Christina Marsh
* Peter Struzziero –Library Director
* Marcie Schorr Hirsch
* Heli Tomford
* Steve Engler
* Kathleen Keohane
* Sally Martin
Dave Blazon (Facilities director)
Conrad Ello (Architect)
Noel Murphy (Architect)
John Branagan (Architect)

Anne Paulsen (public)
Susan Lewis (public)
Corinne McCue Olmsted (public)
Jeffrey North (public)

Jacob Zelikman / CHA
Tom Gatzunis / CHA
Laura Jolly /CHA

Absent: Jeff Birenbaum / CHA

Item

1. Approval of Meeting Minutes:

1/17/23 Building Committee Meeting minutes motion to approve the minutes made by Bob McLaughlin. Steve Engler made the second motion to approve the minutes. Minutes were unanimously approved.

2. Invoices: There were no invoices presented**3. Update:****a. Contract Update:**

- Bob Schafer is working on the Oudens-Ello contract and the CHA contract amendment and these are nearing completion. Once complete these will be circulated to the committee for final review.

b. Hazardous Materials Testing

- Universal Environmental Consultants reviewed the hazardous materials of the library in 2018. They have sent their proposal to Oudens-Ello for a more detailed review, which will include testing and preparing the bid documents but not soil testing. If the soil is removed from the site it will need to be tested. OE recommends not testing the soil until it is known that soil will need to be exported from the site.

c. Contractor Parking and Laydown Space

- Clair met with Patrice Garvin, Glenn Clancy, the Chairs of the neighboring building committee projects and CHA regarding potential options for contractor parking and laydown space. The Golden Bowl (the area in front of the Swimming Pool), the site and the spaces on Concord Ave in front of the library are options for construction use. Parking at churches and businesses will also be explored. No additional parking along Concord Avenue is anticipated for contractor use.

d. Donor Spaces

- Kathy and Marcie to meet with OE and CHA to review donor interests for earmarked spaces.

4. Design Update**a. Plan Refinements**

- KMA's (accessibility consultant) accessibility review of the drawings has been received. OE will incorporate their comments in the next set of drawings.
- CHA to engage the geotechnical engineer and report back to OE.
- The following design refinements were discussed some of which were reflected in the designs shared at meeting.

First Floor

1. Increase holds and self-checkout to four checkout stations

2. Stair Code Compliance – increased depth to incorporate wheelchair spaces. Permanent cut outs, with moveable benches on castors which could be moved out at any time during the day, were added for wheelchair seating. When the bench is moved out people could sit perpendicular to each other.
3. Children’s Restroom Refinements - The toilet was moved out of the Nursing Room and the stroller parking was increased. The Nursing Room should have a sink. The Nursing Room for staff will need a locking refrigerator and should be separate from the public
4. Added egress stair next to the Electrical Room and Mechanical Room, and increased first floor mechanical space.
5. Children’s Wing - new egress stair and additional mechanical space impacts the Children’s Room by shifting the Craft Room to the southeast corner.
6. Group discussed the considerations and desire for outdoor space for Children’s programs. OE will review options for Children’s outdoor space and will share ideas with the group.

Second Floor

1. Young Adults Wing Egress Compliance – The door was moved 10’ to meet code.
2. Discussed the location of the Innovation Center and considerations for moving it closer to the Teen area.
3. Innovation Center Access – It was discussed to carve in a small corridor to the Recording/Film Studio so the Maker Space would be independent. The library would like the space to be as flexible as possible.
4. Added Egress Stair for stair code compliance.
5. Reviewed Local History Wing – Storage was moved to the west and needs to be discussed for optimal use. OE to review storage configurations that promote flexibility.
6. Added Interior Room at Reading Porch - OE proposed adding space to sit next to the view with soft seating. The question was raised as to how the interior room affects the exterior elevation. The large opening is an aperture and contains the full opening.

b. Miscellaneous

1. The green roof over the Community Room was value engineered in 2019 to a gravel/ballasted roof. The Committee discussed including this as an Deduct Alternate to the bids to improve the view from the Study Rooms and provide a more sustainable approach. The green roof system is to be reviewed further to assess costs of maintenance, seasonal appearance, and access.
2. OE intends to submit the drawings for a site plan review but not for a zoning variance. Prior discussions with the Planning Department noted that the Dover Amendment would apply to the building. Floor area ratio (the measurement of the building’s floor area in relation to the size of the lot) to be confirmed as acceptable by CHA and town

counsel per the Dover Amendment. CHA to schedule a meeting with Ara Yogurtian and Glenn Clancy to review the overall project and any specific considerations for the Planning Department.

c. Mass Timber Study

1. OE met with their structural engineer to start the mass timber study. They will review four options:
2. All steel structure
3. Hybrid system: metal deck and concrete floors replaced with wood planks
4. Hybrid system: steel columns, wood plank floors, and wood beams
5. All wood system: columns, beams and planks. With this system there are more exposed mechanical, electrical and fire suppression components and these systems require additional coordination.

5. **Public Comment:**

1. It was noted that some people have provided the feedback that the central stair should be like the Scituate Library. The comments however were around accessibility, and this has been addressed in the design.

Adjourn

- Next building committee meetings to be held on February 14th and March 14th, 2023.
- Public Forums to be held in March and May.
- Motion to Adjourn made by Bob McLaughlin seconded by Kathleen Keohane. Meeting adjourned at 6:51pm.