



Project: Belmont Public Library

Meeting Date:

February 14th, 2023

Time: 5:00 PM

Meeting Location:

Zoom

Meeting: Library Building Committee

Report By:

Laura Jolly

Attending * Building Committee Members

Jacob Zelikman / CHA

* Robert Schafer

Tom Gatzunis / CHA

* Robert McLaughlin

Laura Jolly /CHA

* Stephen Sala

* Marty Bitner

* Clair Colburn

* Christina Marsh

* Marcie Schorr Hirsch

* Kathleen Keohane

* Sally Martin

Lauren Pfindner

Dave Blazon (Facilities director)

Conrad Eilo (Architect)

Noel Murphy (Architect)

John Branagan (Architect)

Susan Lewis (public)

Jeffrey North (public)

Barbara Dubois-Hoag (public)

Brian Iler (public)

Ellen Schrieber

Absent: Jeff Birenbaum / CHA

* Peter Struzziero –Library Director

* Heli Tomford

* Steve Engler

Item

1. Approval of Meeting Minutes:

A motion to approve the 1/31/23 Building Committee Meeting Minutes was made by Bob McLaughlin. Clair Colburn made the second motion to approve the minutes. The minutes were unanimously approved.

2. Invoices: There were no invoices presented

3. Update:

a. Contract Update:

- Bob Schafer received comments back from town counsel on the Architect, Oudens-Ello's, contract (previously voted on by the Committee) and this will be circulated for review and signature by the committee. Five signatures are needed on the contract: building committee chair, treasurer and three committee members. Three originals are also required. Digital signatures have been used on the high school project and can be used on the library project.
- A draft of the owner's project manager's contract will go to town counsel for their comments before going to the building committee to review and approve.

b. Geotechnical Engineer Update:

- CHA found the 2005 geotechnical report by McPhail, who will be hired as a consultant of Oudens-Ello. OE will have their structural engineer, Le Messurier, mark up a site plan for additional borings that will be needed for the new design.

c. Electric Vehicle Chargers:

- Belmont light is willing to install EV car chargers for the project at their cost (a cost savings to the project). The contractor will be responsible for installing the conduit to the chargers. The public will pay for the electricity and will be able to use them overnight. During the library's operational hours, the electric charges will be prioritized for library patrons.

4. Design Update

a. Plan Refinements

The accessibility analysis done by KMA (accessibility consultant) was received and Oudens-Ello is incorporating their analysis into the design.

First Floor

1. The 'Library of Things' room location was discussed. One option is to put it in the corner near the off hours entry, under the stepped seating

with public vending machines. Another option is to locate it by the Circulation Workroom and circulation desk along with Friends' sale shelving. A design decision was not made regarding this issue.

2. It was discussed that the center of the library, where the stair is, should function as the hub of the library. OE was asked if they could achieve the look and feel of the stair in a different way that accommodates a variety of seating. OE will look at developing options.

Second Floor

1. On the north side, the current Teens Wing location was discussed. In SD it was located in the upper left corner with the periodical reading lounge located between the Teen Room and Maker Space. In an effort to improve the proximity between the Teens and the Innovation Space, OE proposed options that shift these locations and created a quiet reading area - an interest raised by the public a number of times.

OE will develop additional options for the Maker Space / Teen and Quiet Room locations.

2. On the south side of the building, the Claflin Room currently shows compact storage. The priorities of the Historical Society have changed and compact storage is no longer required.
3. OE will develop the south and north sides of the Second Floor more over the next two weeks.

b. Mass Timber Study

1. The mass timber study will be completed by the next Building Committee Meeting for discussion by the Committee.
2. Mass timber might not be an option for the library because it adds approximately 1-2% to the construction cost. LeMessurier is looking at options where there would not be a cost increase.

c. Construction Parking

1. In an effort to not have contractor parking on Concord Ave, except directly in front of the library a number of options were reviewed:
 1. Renting parking spaces from nearby businesses.
 2. Using the 'golden bowl' for parking - the General Contractor could add gravel for usability and protective barriers for the existing culvert.

2. The available parking should be included in the bid documents for bidders so they know this ahead of time.

d. Miscellaneous

1. The hazardous materials inspection was done and the report was received. The results were as expected as outlined in the Feasibility Report.

e. Schedule

1. The 30% Design Development Drawing set is expected sometime in March.
2. The next Public Forum will be held in March.
3. Next building two committee meetings: February 28th and March 14th, 2023.

5. Public Comment:

1. Comments regarding the comfort and benefits of the sit stair were raised.

Adjourn

- Motion to Adjourn made by Bob McLaughlin seconded by Marty Bitner. Meeting adjourned at 6:46pm.