



Project: Belmont Public Library

Meeting Date:

February 28th, 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

Justin Ferdenzi/CHA

* Clair Colburn

* Christina Marsh

* Marcie Schorr Hirsch

* Sally Martin

* Heli Tomford

* Steve Engler

Lauren Pfindner

Dave Blazon (Facilities director)

Conrad Eilo (Architect)

Noel Murphy (Architect)

John Branagan (Architect)

Jennifer Wilson (Architect)

Susan Lewis (public)

Barbara Dubois-Hoag (public)

Absent: Jeff Birenbaum / CHA

* Peter Struzziero –Library Director

* Marty Bitner

* Kathleen Keohane

Item

1. Approval of Meeting Minutes:

A motion to approve the 2/14/23 Building Committee Meeting Minutes was made by Bob McLaughlin with one revision to include Steve Engler's attendance in the minutes. Bob Schafer made the second motion to approve the minutes. The minutes were unanimously approved.

2. Invoices: There were no invoices presented

3. Update:

. Contract Update:

- Bob Schafer indicated that the Owner's Project Manager's contract is still with town counsel for their comments before going to the building committee to review and approve.

4. Design Update

a. Plan Refinements

First Floor Stair

1. Option 1: The baseline design submitted during Schematic Design with the stair as previously shown with seven levels of tiered seating and the cut outs for the handicap wheelchairs.
Option 2: This option modifies the SD stair into three levels of tiered Seating. Oudens Ello indicated that this would not come under the 'auditorium' section of the building code. In this option the children's area is also opened up with more glass and an additional seating area.
Option 3: This option is a straight run of stairs with half height shelving and seating adjacent to the stair. Seating and tables can also be included in this option below the stair.
Option 4: This option is a switchback stair.
2. It was discussed that Option 2 still provides some tiered seating while opening up the visual connection to the children's area which is an improvement to the design. The Committee voted on the options to give Oudens Ello direction on the stair.

The Committee voted unanimously for Oudens Ello to proceed with developing the design for Option 2.

Second Floor

1. On the Second Floor four options were presented for the locations of the Teen Room, Quiet Reading, Innovation Center and Local History.
Option 1: Teen Center is in the upper left, Quiet Reading in the middle, Innovation Center in the upper right and Local History in the lower right. There was a preference for the Teen Center in the upper left. A concern was raised over the Quiet Reading being located next to the main stair.
Option 2: Teen Center in the upper left, Innovation Center in the middle, Quiet Reading in the upper right and Local History in the lower right. There are acoustical advantages to locating the Innovation Center next to the main stair since they are noisier functions. In this Option as well as Options 3 and 4, the Innovation Center combines the Maker Space and Classroom space. Combining these functions helps with staffing.
Option 3: Teen Center in the upper left, Innovation Center in the middle, Local History in the upper right, Quiet Reading in the lower right. It was discussed that this location could be quieter for the Quiet Reading and the proximity to the periodicals is also a benefit.
Option 4: Innovation Center in the upper left, Quiet Reading in the center, Teen Center in the upper right, Local History in the lower right.
2. These options were discussed. A design decision was not made on the Second Floor Options - OE to develop the second floor further based on the comments.

b. Mass Timber Study

1. Oudens Ello reported that the baseline cost of a steel frame and metal deck structure is \$58/square foot while the cost of mass timber is \$90-\$100/square foot. This would add over \$1 million dollars to the structural costs. Additionally, it was discussed that the timeline is 10 months to procure the materials with 6 months for the manufacturer to develop the drawings and 4 months to produce and deliver the system. Lastly it was discussed that mass timber systems work better with a Construction Manager at Risk construction delivery method where the contractor can assist in the design coordination and can release the material package early.
2. It was agreed by the Committee that mass timber is not the right design decision for this project for the stated reasons.

5. Public Comment:

1. The comment was raised that Option 2 for the stair was preferred and that the children's area being opened up was also a benefit.
2. The comment was raised that the Teen Center in the upper left is an improvement to the Second Floor.

Adjourn

- Next building committee meetings will be held on March 14th 2023 and April 11th.
- Public Forum to be held in March.
- Motion to Adjourn made by Bob McLaughlin seconded by Bob Schafer.
Meeting adjourned at 6:36pm.