

Belmont Public Library

Library Building Committee Meeting #8
May 9, 2023



Agenda

1. Welcome Public
2. Approve 4/11/2023 Meeting Minutes
3. Invoices
4. Updates
 - a. Contractor Parking
 - b. Community Meeting
 - c. Demolition Bid Discussion
 - d. CM at Risk Discussion
5. Design Update
 - a. Schedule
 - b. Site Plan Refinements
 - c. Building Plan Refinements
6. Public Comment
7. Adjourn

We are here

DESIGN MOBILIZATION

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb

Design Development 6 months

- Geotech.
 - 5/3 - Complete Geotech Report
 - 3/10 - Issue 30% DD Set
 - Cost Update - CHA only
 - Cost Update Complete
 - 4/25 - Public Forum

- 7/1 - Issue 100% DD Pricing Set
- Cost Estimate #2 - CHA & Design Team
- Estimate Review / Reconciliation

Construction Documents 5.5 months

Town Approvals - 4 Months

Prepare DSPR & Conservation Commission Submissions

Preliminary Meeting with Town Agencies & Stakeholders

DSPR Process

- 7/24 DSPR Application Submission
- 9/5 Planning Board Meeting #1
- 10/3 Planning Board Meeting #2
- 10/17 Planning Board Meeting #3 & Approval
- 11/6 Decision Filed with Town Clerk

Conservation Commission Process

- 7/31 Conservation Commission NOI
- 8/29 ConComm Meeting #1
- 9/26 ConComm Meeting #2
- 10/24 ConComm Meeting #3 & Approval

HOLIDAYS

Town Department Meetings

1. Community Development (4/4)
2. Facilities (4/13)
3. DPW (4/24, followup re: culvert access TBD)
4. Conservation Commission (4/24, followup TBD)
5. Fire and Police (4/26)
6. Belmont Light (5/11)

Stakeholder Meetings

1. Abutters (4/25)
2. Historical Society (3/16, followup TBD)
3. Garden Club, Shade Tree, Stormwater Working Group (5/2)
4. Council on Aging (5/8)
5. Belmont Media (this week)
6. Sustainable Belmont (June)
7. Veterans (June)

Library Leadership & Staff Meetings

1. Shelving & Collections Layout (tbd)
2. Department by Department Input (tbd)

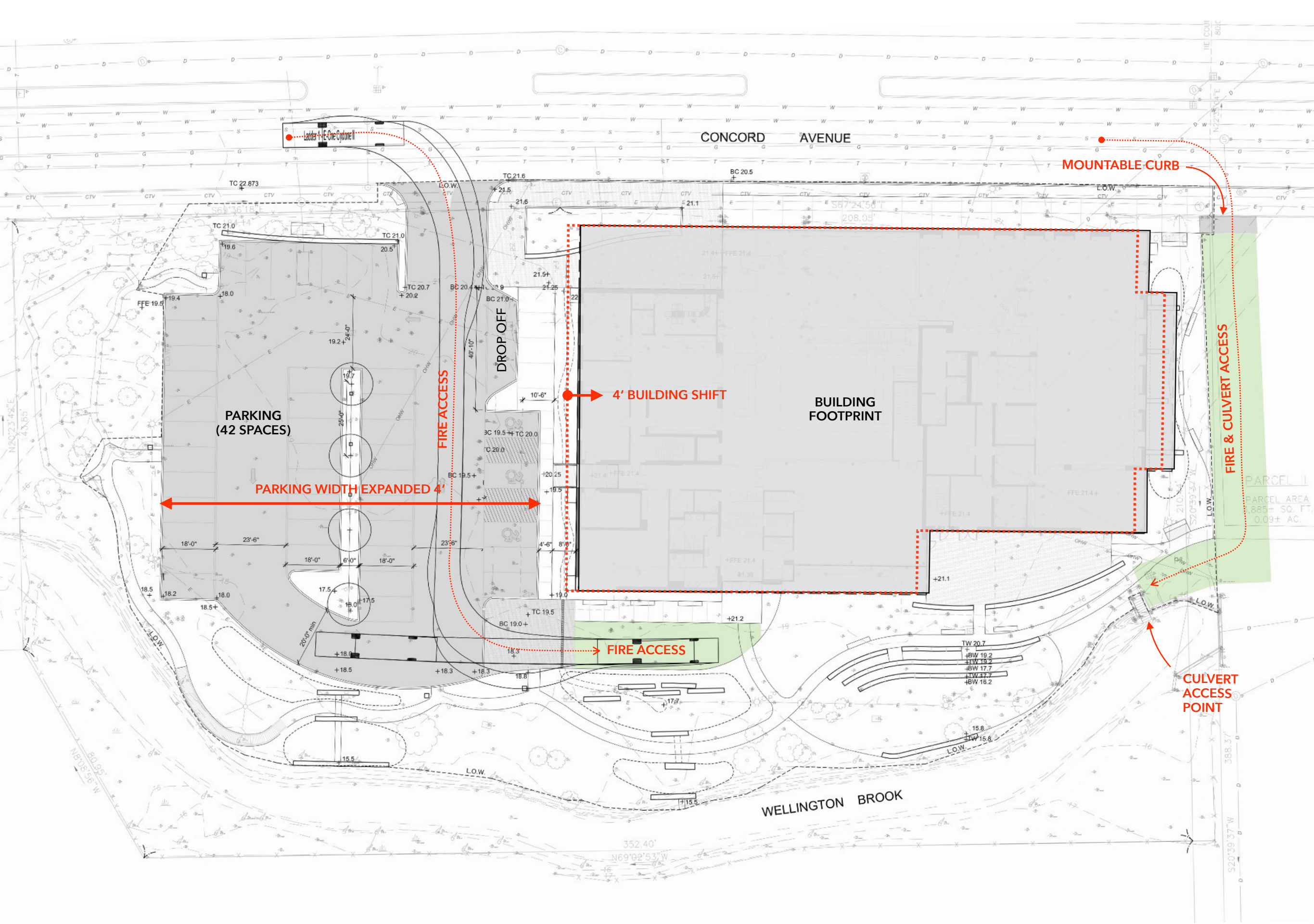
Early Site Package Pros and Cons

Early Demolition/Site Clearing

- Saves time on Schedule as the Construction Documents for the main project can be completed while the demolition is underway
- Saves money on construction escalation costs for the overall because the project can start faster
- Site is cleared and is a known quantity for the GC
- No Overhead and Markup from GC

Demolition & Construction Together

- One contractor and less coordination for bidding
- Less work for the OPM and Architect



PARCEL
 PARCEL AREA
 5,885± SQ. FT.
 0.09± AC.

 Reinforced Turf

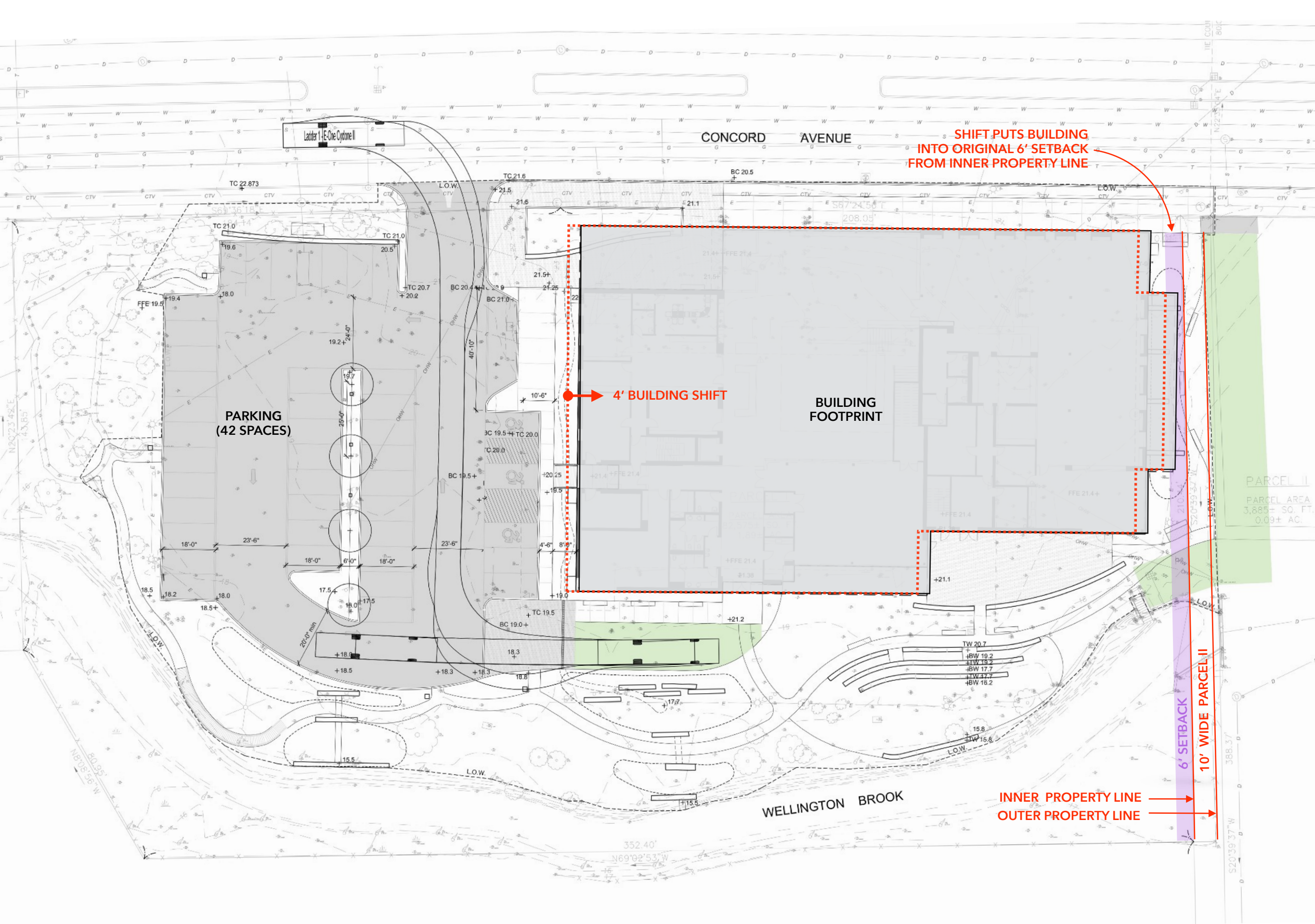
Site Plan Refinements



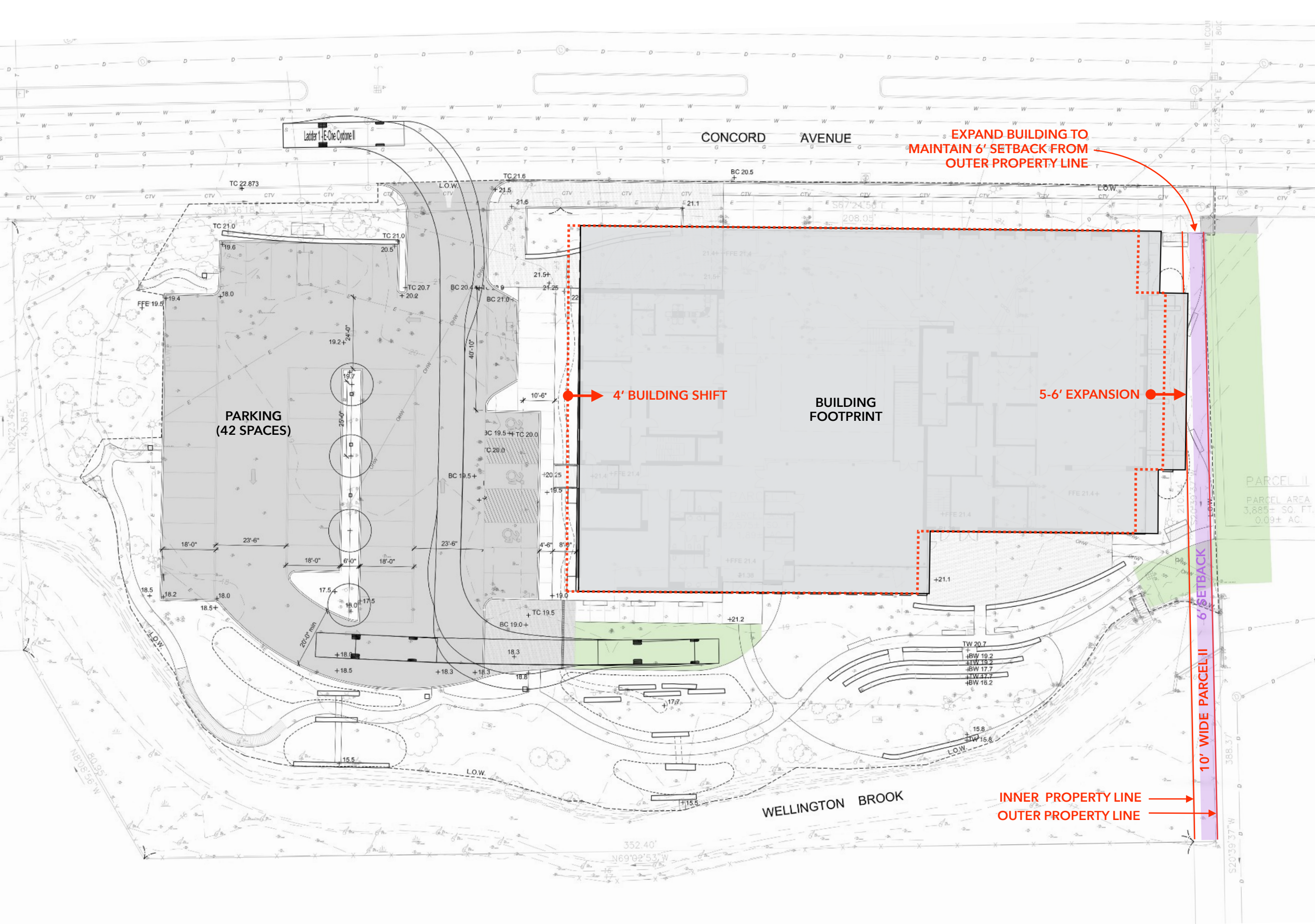
Site Plan Refinements Access Along Underwood Pool



Site Plan Refinements Wellington Brook Culvert



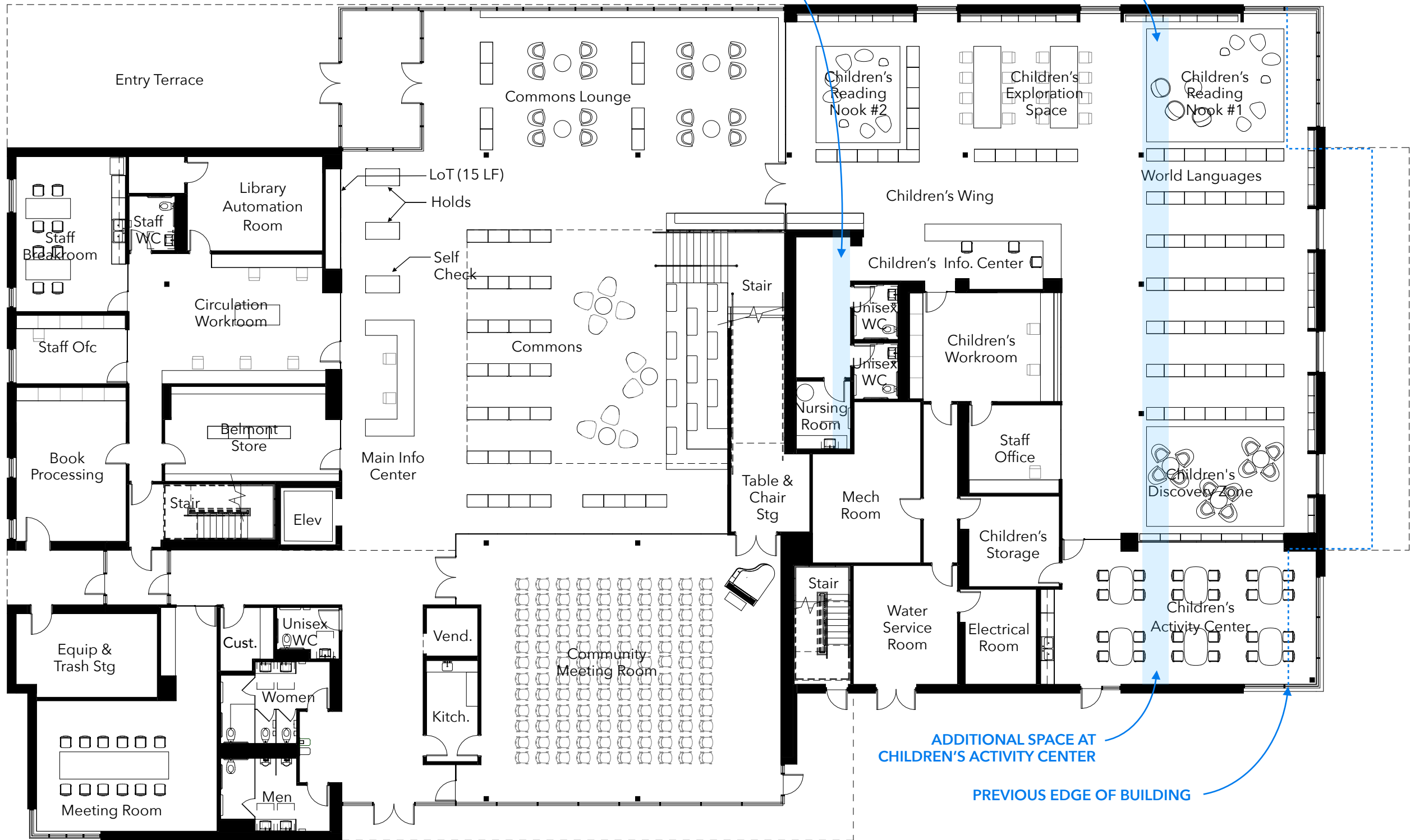
Site Plan Refinements Setback Impact



Site Plan Refinements Setback Impact

ADDITIONAL WIDTH AT RESTROOM CORRIDOR FOR COMBINED CIRCULATION AND STROLLER PARKING

ADDITIONAL SHELVING UNIT AT EACH RUN IN CHILDREN'S (1,000 volumes)



Ground Floor Plan Refinements

ADDITIONAL WIDTH AT STUDIO
ALLOWS STUDIO SPACE TO EXTEND
TO EXTERIOR WALL

ADDITIONAL SHELVING UNIT
AT ADULTS WING
(~3,000 volumes)



ELIMINATED STUDY ROOM BUMP OUT

PREVIOUS EDGE OF BUILDING

Second Floor Plan Refinements



Oudens Ello Architecture