



Project: Belmont Public Library

Meeting Date:

May 9th, 2023

Time: 5:00 PM

Meeting Location:

Zoom

Meeting: Library Building Committee

Report By:

Laura Jolly

Attending: * Building Committee Members

Tom Gatzunis / CHA

Laura Jolly /CHA

Jacob Zelikman / CHA

Jeff Birenbaum / CHA

* Robert McLaughlin

* Clair Colburn

* Christina Marsh

* Marcie Schorr Hirsch

* Steve Engler

* Marty Bitner

* Kathleen Keohane

* Stephen Sala

* Heli Tomford

* Sally Martin

* Peter Struzziero (Library Director)

Dave Blazon (Facilities Director)

Noel Murphy (Architect)

John Branagan (Architect)

Jenni Wilson (Architect)

Ben Lubetsky

Susan Lewis (public)

Marika Kobel

Barbara DuBois

* Robert Schafer

Absent: Conrad Ello (Architect)

Lauren Pfindner

Item

1. **Approval of Meeting Minutes:**

A motion to approve the 4/11/23 Building Committee Meeting Minutes was made by Bob McLaughlin. The motion was seconded by Marty Bitner. The minutes were unanimously approved.

Invoices:

2.

Invoice #2301-03 for Oudens Ello (architect) in the amount of \$168,447.02 was submitted for approval. A motion to approve the invoice was made by Bob Schafer and seconded by Stephen Sala.

Update:

3.

CHA's contract is back from town counsel approved with one question regarding the budget. The original budget for CHA's services was \$950,000 from the development budget dated April 2022. The final contract is in the amount of \$962,540 and is based on the full scope of the project understanding the hours involved, people, scope and tasks by phase. Bob Schafer will proceed with the final copy.

A question was raised regarding the hazardous materials monitoring that is to be done by the Owner. It was explained by CHA that this monitoring is to be done during the demolition phase. This consultant will be engaged prior to demolition. CHA will get a proposal.

The Building Committee Chair met with the Town Administrator and the Facilities Department regarding the location of contractor parking for the library construction project as well as the rink. Oudens Ello and CHA will create a graphic to provide a visual on the amount of parking and material laydown space needed for the project. The Golden Bowl area will be needed for parking; it will be returned to a finished state when construction is complete.

The topic was raised if the project should proceed as design-bid-build contract for the contractor or if it should go to a construction manager at risk contract. Bob McLaughlin made a motion to stay as a design-bid-build construction contract. Bob Schafer seconded the motion. The following people voted yes: Stephen Sala, Kathy Keohane, Marty Bitner, Sally Martin, Clair Colburn, Marcie Schorr Hirsch, Heli Tomford. The following people abstained: Christina Marsh, Steve Engler. The motion passed.

There have been several meetings to provide community feedback on the design of the project. There was a community forum that was well attended as well as meetings with the Council on Aging, DPW, Facilities, Police/Fire, and the Historical Society.

The option of an early site package for construction was discussed. An early site package means that the demolition of the existing library occurs sooner. The concern was raised if

the construction project's bids came in high while the project was already underway with demolition how the Committee would address this. It was discussed that the project would still move forward after appropriate value engineering exercises to bring the project within budget. CHA indicated that January/February is a good time for demolition and is not an optimal time to do the foundation work. Proceeding with the early site package would mean that the project gets a two-month head start as well as streamlining costs as a demolition contractor could bid the demolition package and a General Contractor could bid the new construction package. The construction of the new building would start in March/April. Bob Schafer made a motion for the project to proceed with an early site package. Motion was seconded by Bob McLaughlin. Motion passed unanimously.

Design update

1. Design Development is on schedule to finish at the end of June. Additional meetings are to be held for coordination of the project including meeting with the library leadership and staff, Sustainable Belmont, and Belmont Media.
2. The access for firetrucks and the turning radii will be considered in site plans as discussed in the Police/Fire coordination meeting. Oudens Ello will review the east side of the property with regards to the emergency vehicle access. The area may need to be augmented for the load of emergency vehicles. The emergency access on this side of the building would be improved.
3. There is a 10' wide parcel on the east side of the property. CHA is going to speak with Ara Yogurtian regarding the parcel and whether the building setback can be considered from this parcel's setback. The town also owns this parcel of land. This would allow the building to shift by 4' to the east to provide more room for emergency vehicle access in the parking lot on the west side.

4. Public Comment:

1. Barbara DuBois indicated the library's website floor plans need to be updated. It was noted that the website shows the 4/25/23 plans and is already updated.

Adjourn

1. Bob McLaughlin made a motion to adjourn. Kathy Keohane made the second motion to adjourn. Meeting adjourned.
2. The next meeting will be 6/13/23 at 5pm.