



Project: Belmont Public Library

Meeting Date: April 11th, 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

- * 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)
- Lauren Pfindner
- Dave Blazon (Facilities Director)
- Noel Murphy (Architect)
- Carolyn Bishop
- Susan Lewis (public)
- Larry Link (public)

Absent: Jeff Birenbaum / CHA
Jacob Zelikman / CHA
Conrad Ello (Architect)
* Robert Schafer

Item

1. Approval of Meeting Minutes:

A motion to approve the 3/28/23 Building Committee Meeting Minutes was made by Bob McLaughlin. The motion was seconded by Marty Bitner. The minutes were unanimously approved.

2. Invoices:

Invoice #2301-02 for Oudens Ello (architect) in the amount of \$92,314.05 was submitted for approval. A motion to approve the invoice was made by Sally Martin and seconded by Bob McLaughlin.

3. Update:**Design update**

1. The project schedule was reviewed. It was noted that the project is just past the midpoint of the Design Development drawings.
2. Town approvals have been added to the project schedule. Oudens Ello and CHA met with Ara Yogurtian in the Office of Community Development last week and he confirmed the project does not need to go through the Zoning Board of Appeals.
3. There will be an application to the Planning Board after the Design Development drawings are complete. It will likely take three meetings in front of the Planning Board to review the project. Meetings will be held on 9/5/23, 10/3/23, and 10/17/23.
4. The Conservation Commission review process will begin one month after the Design Development drawings are complete. The project can expect to have three meetings to review the design.
5. The bid for an early demolition and site package ahead of the building construction will be discussed in the next Building Committee meeting. The drawings could be developed as two bid packages and combined if needed.
6. There will be a Community Update meeting held on 4/25/23 and it would be good to have as many Building Committee members as possible in attendance.
7. There will be a 'Books in Bloom' meeting on 4/28/23 with boards and easels displayed. It would also be good to have committee members in attendance then.
8. On 4/24/23 an additional gifting of funds from fundraising efforts is planned by the Library Trustees. The Belmont Library Foundation and the Library Board of Trustees are on track on the commitment of \$5 million dollars. Funds will be gifted to the town incrementally as needed to pay expenses.
9. An update on the estimate was performed by CHA and the project is currently tracking within budget. A few considerations within this estimate are noted below.
 - In this estimate the design contingency was reduced from 10% to 7% because the drawings are further developed.
 - The footprint of the proposed building has been reduced by 8' relative to the zoning and planning approvals. This change results in a decrease in project costs.
 - Escalation for 2022 was 16% against a forecast of 8%.

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- It was noted that in this estimate the impact of the new energy code is \$740,000.

4. **Public Comment:**

1. There were no public comments.

Adjourn

1. Bob McLaughlin made a motion to adjourn. Marcie Schorr Hirsch made the second motion to adjourn.
2. Meeting adjourned at 5:36pm.