



Project: Belmont Public Library

Meeting Date: June 13th,
2023

Time: 5:00 PM

Meeting Location: Zoom

Meeting: Library Building Committee

Report By:

Attending: * Building Committee Members

Tom Gatzunis / CHA
Alyssa Chatani /CHA
Jacob Zelikman / CHA

- * Robert McLaughlin
- * Clair Colburn
- * Christina Marsh
- * 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)
- Glen Valentine (Landscape Architect)
- Michael Lindquist (Landscape Architect)
- Marika Kobel (Architect)
- Jenni Wilson (Architect)
- Elaine Alligoof (Public)
- Marika Kobel
- Barbara DuBois (Public)
- Ben Lubetsky

Absent: Conrad Ello (Architect)
Jenni Wilson (Architect)
Lauren Pfindner
* Robert Schafer
* Marcie Schorr Hirsch

1. Approval of Meeting Minutes:

A motion to approve the 5/9/23 Building Committee Meeting Minutes was made by Robert McLaughlin. The motion was seconded by Stephen Sala. The minutes were unanimously approved.

2. Invoices:

CHA invoice for services through May for back pay from January through May while the contract was being executed, valued at \$65,000. A motion to approve the invoice was made by Robert McLaughlin and seconded by Marty Bitner.

Oudens Ello invoice for \$186,550.40 for design services, which is 55% of the Design Development phase; all backup was included. The motion was made by Clair Colburn and seconded by Robert McLaughlin.

3. Project Update:

- The CPA grant will be a contract between the Trustees and the Town's vendors, and legal support will be needed from Town Counsel.
- AIA standard contract language to be included in the specifications front end. The Design Development (DD) submission is pending from OE and will be reviewed by Town Counsel.
- A question was raised about the project budget: the appropriated amount, the contribution amount and the CPA grant. \$80,000 was budgeted for the stained-glass windows, the veterans' plaques, and bronze plaques which is now being covered by the CPA grant. The first \$5M of project expenses is being paid for by private funding. Sally and Kathy are utilizing the Cash Flow by CHA to manage and ensure sufficient funds each month. A construction Cash Flow, which is due in August, will be utilized to plan the Town's borrowing.
- The DD phase ends on June 30th and Oudens Ello will issue the DD set for Cost Estimating. The Building Committee will have the opportunity to review and comment in mid-July on the DD submission.
- The Construction Documents (CD) phase begins in July and is expected to be 5.5 months.

-
- The project team will produce two independent estimates, one from CHA, and one from Oudens Ello's Cost Estimator. After reconciliation of the two estimates, the Construction Documents phase will begin.
 - The bid documents will be submitted as two separate bids as discussed and approved in previous meetings. The first one for site clearing and building demolition will be issued around late October. The second set for the construction of the new library, will go out to bid at the end of 2023.
 - Review of the jobsite space: the Construction project will require approx.
 - 10,000 square feet of laydown area
 - 14,000 square feet of construction parking and
 - 15,000 square feet for construction trailers.
 - The golden bowl area in front of the underwood pool next to the library will be utilized for contractor parking and will be fenced and locked. Drainage solutions to be discussed for this area. This may require the contractor to put gravel down. The Project will then make necessary upgrades to this area when the project is completed. The contractor will have it in their scope to provide this work.
 - The library will move out of the current building around October/November 2023. This date will be solidified in the coming weeks.
 - Professional moving services proposals will need to be solicited by CHA.
 - Hazardous material abatement will take place after the library is closed.
 - Demolition and site clearing will start in January 2024 for a two-month duration. The construction will begin in March 2024, with 15 months of construction planned, followed by building commissioning and the move-in. The proposed opening date is Labor Day 2025.

4. Landscape Update

- The Landscape Architect, Stimson, has been refining the library parking: 42 parking spaces, 3 of which are ADA spaces, 6 of which will be electrical vehicle charging spaces, the fire truck turnaround and the traffic layout. The committee asked about shifting the spaces closer to the transformer; currently, the site plan does not conform to this request. Belmont Light is planning to survey the best point of connection. Belmont Light will operate the charging stations and will do the installation at no cost the project or the library. Their scope will include the conduit run, the pad, and maintenance, with the agreement that they will earn the revenue. A question was asked about needing a separate transformer for the EV chargers. The electrical engineer has submitted all of the electrical loads in their application with the design current loads. It will need to be determined whether there will be one or two transformers.
- Nitsch Engineering has been working on the stormwater design. There are two water shed locations on the property. The blue indicates the water connected to the Concord Ave infrastructure which will collect sidewalk runoff. In the parking lot, the surface water will be collected in the green

parking aisles, and stored in a sub-surface tank. It will be cleansed/treated and directed to Concord Avenue. The green represents the water that will be going towards the brook which includes the water from the roof which will be directed to the stormwater gardens. The downspout and basin locations are being coordinated. The dark green represents the vegetation areas.

- There was further discussion on if any of the areas or pathways could be made with porous pavement.
- Discussion surrounding operating and maintenance costs with porous pavement - may need to have a vacuum sweeper. Noted that any considerations for operating costs will be tracked by CHA.
- Emergency vehicle access is a concern with Fire/DPW. There is a 20-ft. wide access for a fire truck in the design. Additional survey information will be required due to the limited space.
- The golden bowl will need to have a locked gate for access.
- Conservation Committee is familiar with our strategies; once the details have been finalized, it will be formally presented and submitted.
- DPW will need access for cleaning out the catch basin and plowing the fire lane. The conduit will need to be protected. Project site has limited snow storage and may need to be trucked out in large storms.
- The project should consider protection of the trees to be preserved. The Garden Club is interested in transplanting some selected trees and there are some Norway Maples that will not be saved.
- It was confirmed that there is an irrigation system on the property.

5. Design Update

- The plan refinements, materials, and finishes were reviewed.
- Shelving discussions have been ongoing; the collection needs are being met.
- Coordination with structural and mechanical consultants is ongoing and will be finalized in the Design Development set.
- Storage space has been shifting which increased chair and table, staff, and children's storage.
- The electrical service has been moved closer to Concord Avenue.
- In addition to the kitchenette and vending, a counter for coffee and food has been added along with wastebins.
- Stained glass from nine windows will be salvaged from the Children's Room and aid with natural light into the space.
- The acoustical consultant has recommended a sound masking system throughout the building. The white noise will not be noticeable but will help make spaces feel quieter. They have suggested a vestibule for acoustical separation at the community room and additional acoustical specifications for the glass wall to help control sound.
- The upper floor will include a room for the Historical Society which they will be able to fit out for their needs within the style guides for the building

overall. Glass will be introduced to provide transparency at the History wing and the quiet study spaces.

- Sound masking will be included in the second floor for the Adult's wing.
- The studio space is still being developed with Belmont Media, including sound isolation.
- The storage area on the third floor is now slightly larger and accessible by both stairs and elevator.
- Photovoltaic panels will be placed as an east/west pair one on the roof so they can produce energy for a longer period throughout the day at peak usage hours. More west facing panels were recommended.
- The roof is engineered for snow loads so that snow removal is not required. A concern about snow removal has been raised by the public. The Architects noted that the recommendation is to not remove snow from the PV panels to reduce risk of damage and because the panels heat up, melting the snow.
- The green roof will be an add alternate during bidding. Typically, a tray system is installed over the TPO roof for drainage.
- Reviewed the approach to floor finishes and exterior materials. The plans reflect durable and easily maintainable material choices. The 1st floor public spaces are porcelain tile and the reading spaces and offices are carpet. The upper floor is almost exclusively carpet, the classroom has resilient flooring, and the bathroom has tile.
- The exterior will be brick and high-pressure laminate panels. The glass is triple glazed to meet the energy code.
- There will be an in-person meeting in the Fall to review finish samples.

6. Public Comment:

- Citizens shared their thoughts concerning the flat roof and also thanked the committee for their hard work.

7. Adjourn

- Bob McLaughlin made a motion to adjourn. Kathy Keohane seconded motion to adjourn. Meeting adjourned at 6:35.
- The next meeting will be Tuesday, July 11 at 5:00pm.