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DATE: March 4, 2024
TIME: 8:56 AM

Belmont Public Library Building Committee Meeting

Meeting Minutes Tuesday 2/6/24 at 5:00 PM
Zoom Meeting

Building Committee Members

Attending:

- Clair Colburn (Committee Chair)
- Steve Engler
- Christina Marsh
- Marty Bitner
- Stephen Sala
- Bob McLaughlin
- Marcie Schorr Hirsch
- Heli Tomford
- Dave Blazon (Facilities Director)
- Lauren Pfendner (Assistant Library Director)

CHA – Owner’s Project Manager

- David Hurley
- Jake Zelikman
- Tom Gatzunis
- Jeff Birenbaum

Oudens-ello -- Design Team

- Noel Murphy (Architect)

Others:

(Public)

1. **Welcome the public.**
2. **Meeting minutes-** A motion to approve the meeting minutes from January 23rd was made by Steve Engler and seconded by Christina Marsh. Sally Martin is Abstaining as she was not there, otherwise the motion carried unanimously.
3. **Invoices-**
 - Diamond Relocation-** Dave Hurley from CHA presented an invoice from Diamond Relocation in the amount of \$129,818.00. A motion to approve was made by Sally Martin and was seconded by Christina Marsh. The motion carried unanimously.
 - CHA-** A motion to approve a CHA invoice in the amount of \$34,850 for services through January 26th was made by Sally Martin and was seconded by Christina Marsh. The motion carried unanimously.
4. **Estimate and Budget,** - Noel Murphy from the design team explained the estimate to the team coming in at \$30,800,000. The estimates from O/E and CHA were extremely close to each other. They were unable to be reconciled at this time due to a unforeseen issue with the Estimator. Because of this Noel used the larger of the two estimates when creating the budget. This conversation led into a discussion regarding add alternates for bidding.

5. **Alternates-** Noel Murphy from the Design Team explained how some budget items could be modified to align with how the project will be bid. This included shifting security to the construction budget and the book handler to the FF&E budget to eliminate the General Contractor's markup since there is no advantage to having GC oversight on this piece of equipment. The committee discussed the following alternates -

- Oak wood paneling on walls vs. painted drywall in targeted locations
- The Children's Activity Room peg board
- Acoustical ceiling tiles vs. perforated gypsum board in targeted locations - the Committee decided to incorporate this change into the base bid.
- Making the woodland garden expansion path ADA compliant.
- Adding the green roof in lieu of stone ballast topping on the south roof outside of the Group Study rooms.

It was noted that add alternates must be chosen in the order that they are listed on the construction bid documents. The order of the add alternates was then agreed upon and Bob McLaughlin made a motion to approve the alternates in the order outlined below with estimated values. The motion was seconded by Marty Bitner and was motion carried unanimously.

Add Alternates:

- 1) Woodland Garden ADA Path ≈\$30,000
- 2) Painted GWB for Oak Wall Paneling ≈\$25,000
- 3) Green roof in lieu of ballasted roof on the south roof outside of the Group Study rooms ≈\$90,000
- 4) Painted GWB for Pegboard wall Room 132 Childrens Activity Center ≈\$49,896

6. **Adjourn-** A motion to adjourn was made by Bob McLaughlin and seconded by Clair Colburn the motion carried unanimously.