

Belmont Public Library

Library Building Committee Meeting #5
February 28, 2023



Agenda

1. Welcome Public
2. Approve 2/14/2023 Meeting Minutes
3. Invoices
4. Update
 - a. Contracts
5. Design Update
 - a. Commons Stair - 4 options
 - b. Second Floor Layout - 4 options
 - c. Reading Porch
 - d. Mass Timber Study
6. Public Comment
7. Adjourn

We are here

DESIGN

Jan

Feb

Mar

Apr

May

Jun

Jul

Aug

Sep

Oct

○ Ratify Design Team Contract

Design Development
6 months

○ Kick-off Meeting;
Establish Program/Design
Refinement Goals

Geotech. ● 4/15 - Complete Geotech Report

● 3/10 - Issue 30% DD Set

■ Cost Update - CHA only

■ Cost Update Review

Program & Design
Refinements Period

○ 1/31 - KMA Completes Initial Accessibility Review

○ 2/8 - UEC Completes Hazmat Report

○ TBD - Planning Approvals Meeting w/ Town

○ 2/27 - LeM Completes Mass Timber Assessment

○ Preliminary Meeting
w/ Town Agencies

● 7/1 - Issue 100% DD Pricing Set

■ Cost Estimate #2 - CHA & Design Team

■ Estimate Review / Reconciliation

Construction Documents
5.5 months

○ Town Approvals

Initiate Approvals Process
/ Submit applications



Commons Stair Option 1: Social Stair



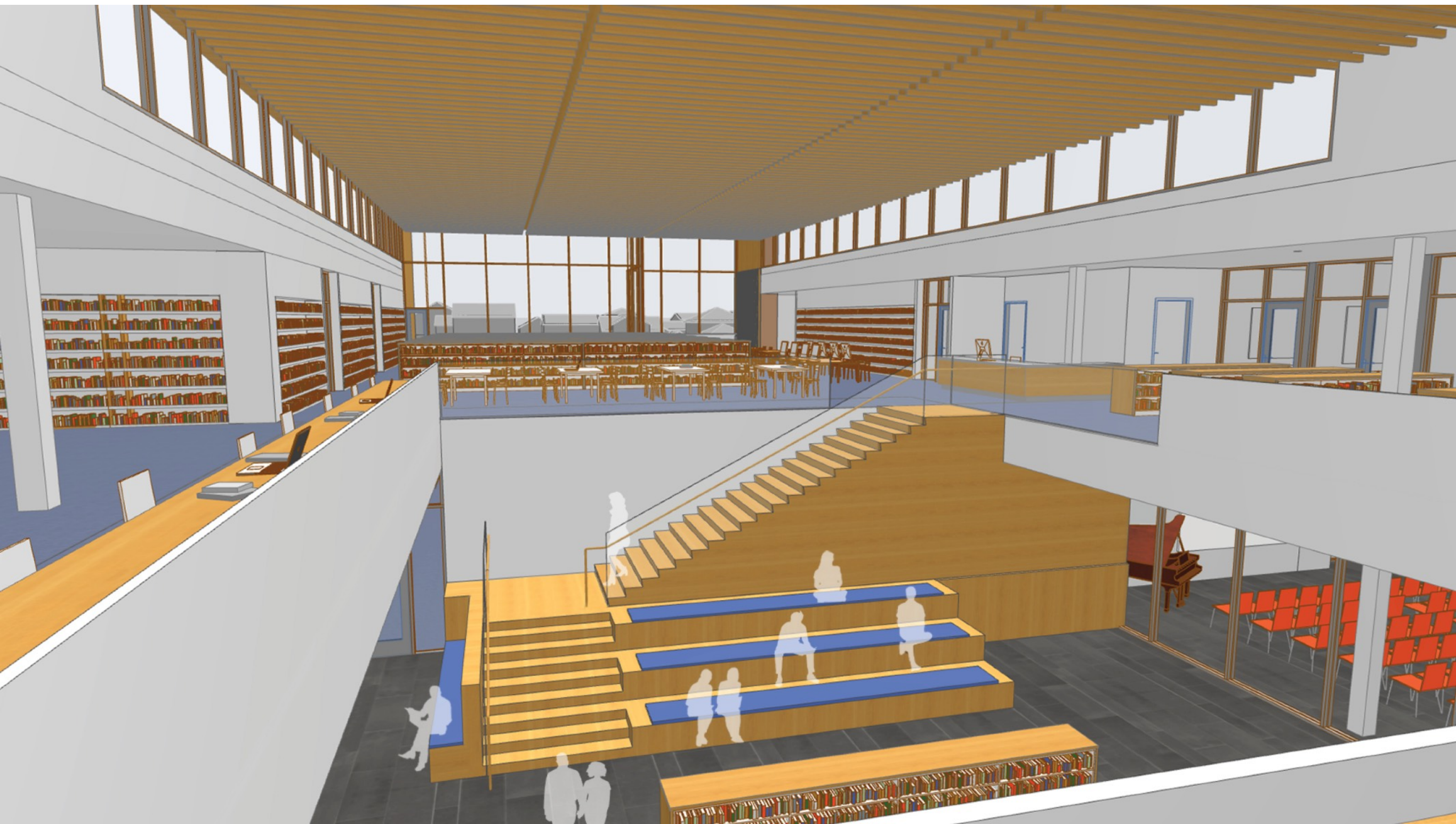
Commons Stair Option 1: Social Stair



Commons Stair Option 2: L-Shaped with Seating



Commons Stair Option 2: L-Shaped with Seating



Commons Stair Option 2: L-Shaped with Seating



Commons Stair Option 3: Straight Run



Commons Stair Option 3: Straight Run



Commons Stair Option 3: Straight Run



Commons Stair Option 4: Switchback



Commons Stair Option 4: Switchback



Commons Stair Option 4: Switchback



- Program Legend**
- Teens
 - Innovation
 - Local History
 - Reading Spaces

Second Floor Plan Original Layout

Teen Room

- Like the location of the teen room where it is currently situated. It is hived off enough to give that group dedicated space without being in a fishbowl.

Maker Space

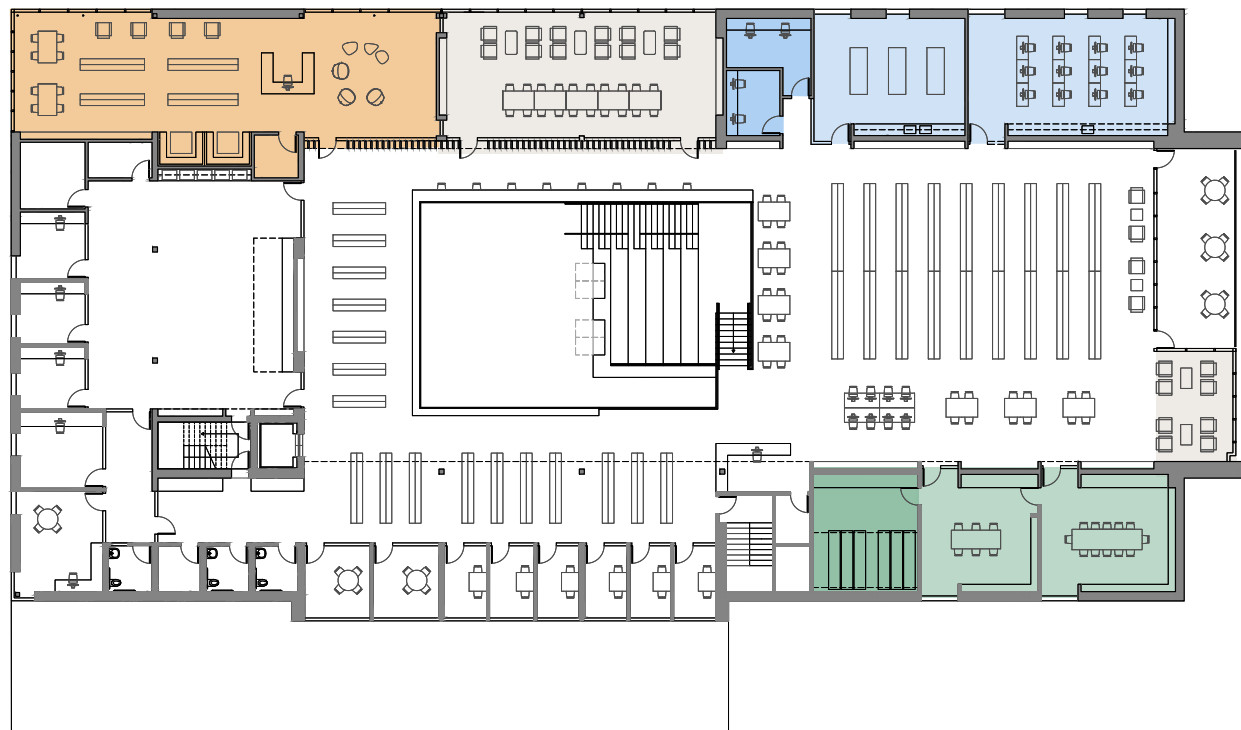
- Could the maker space be located in the “transparent commons” area?
- Could the quiet reading space be located in the “transparent commons area,” enclosed behind glass walls?
- Could the maker space and the classroom space be combined into one area?
- Can or should the studios be separate from the maker space area?

Shelving

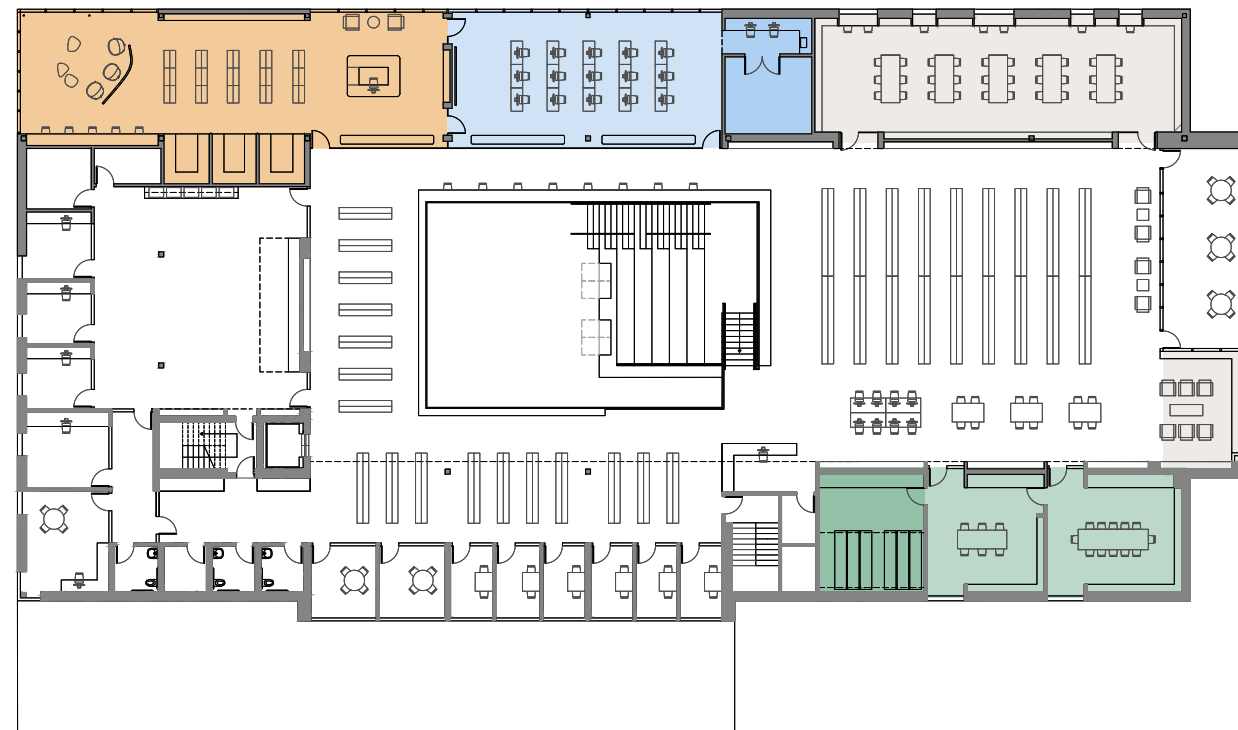
- How do we make up for book shelf space? If we combine the maker and classroom space do we pick up some space there?

Storage

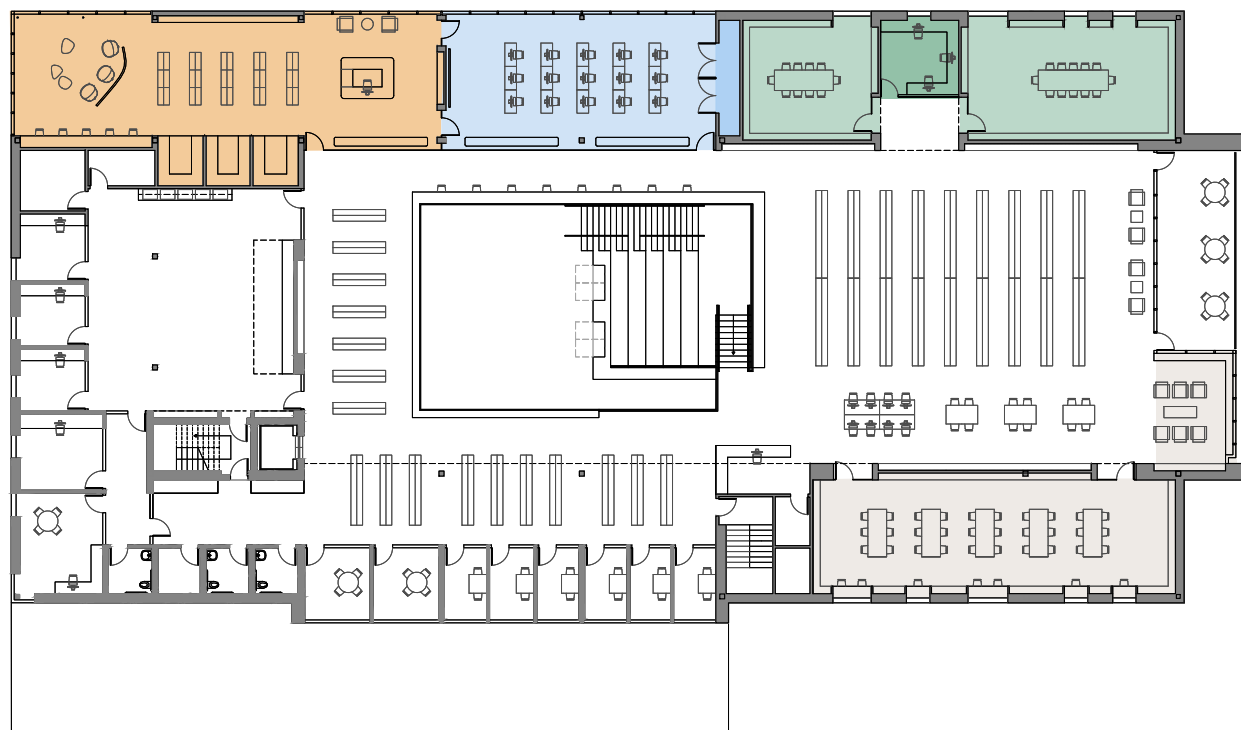
- Do we have enough storage space for the core library on the second floor or should we have a dual storage area with the Claflin Room?



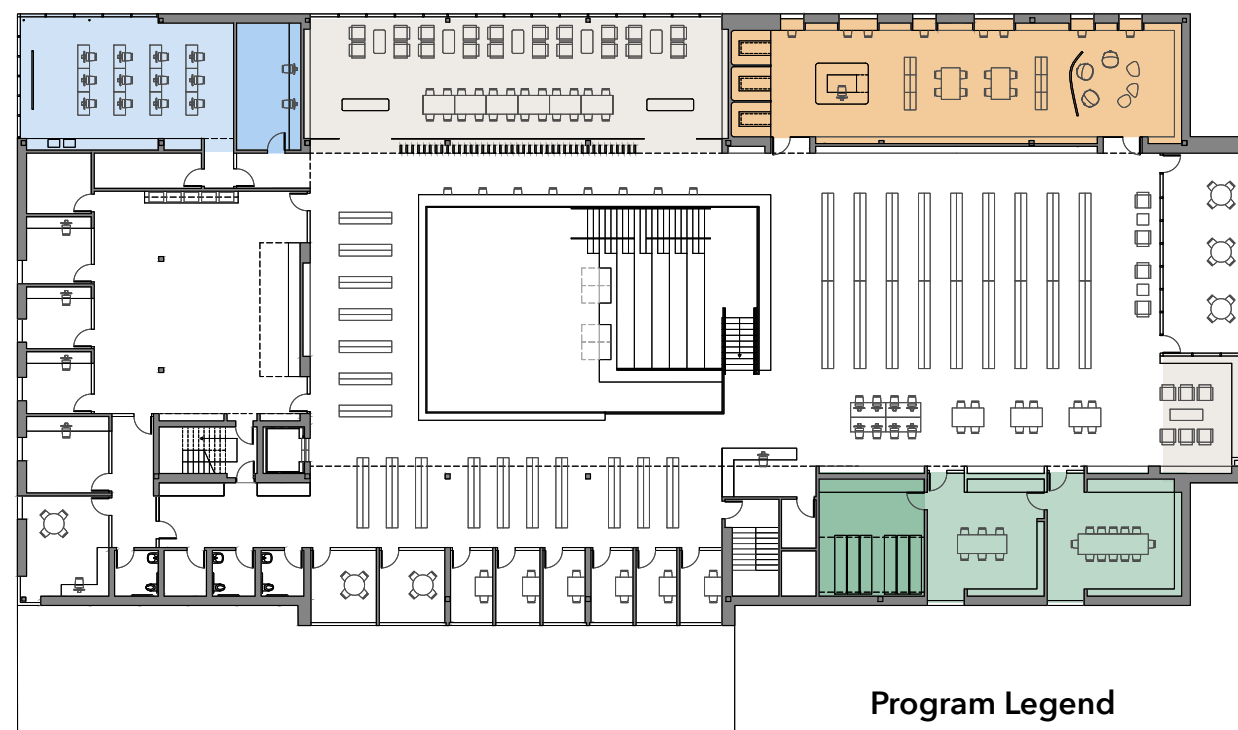
Option 1



Option 2



Option 3



Option 4

Program Legend

- Teens
- Innovation
- Local History
- Reading Spaces

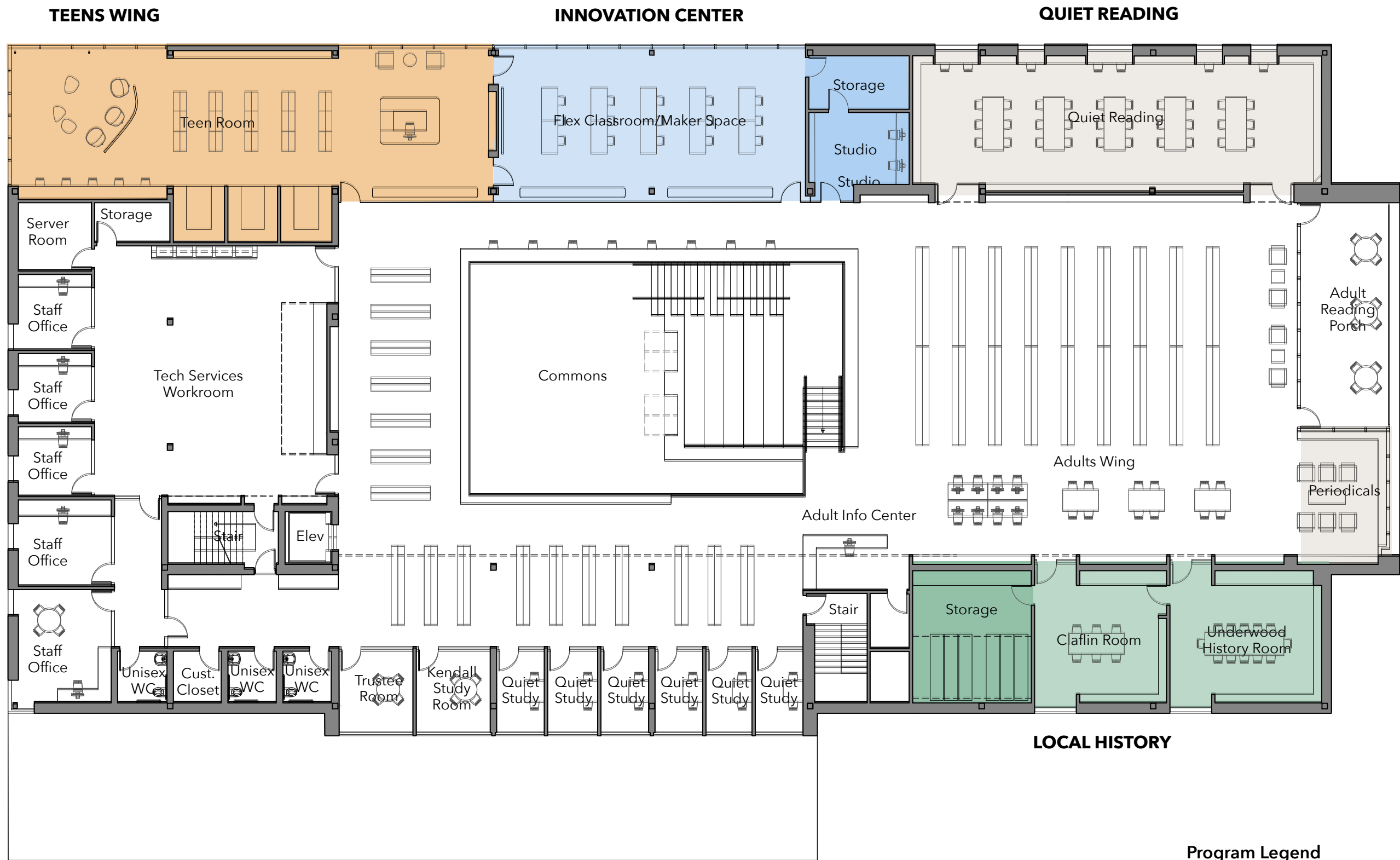
Second Floor Plan 4 Options



Program Legend

- Teens
- Innovation
- Local History
- Reading Spaces

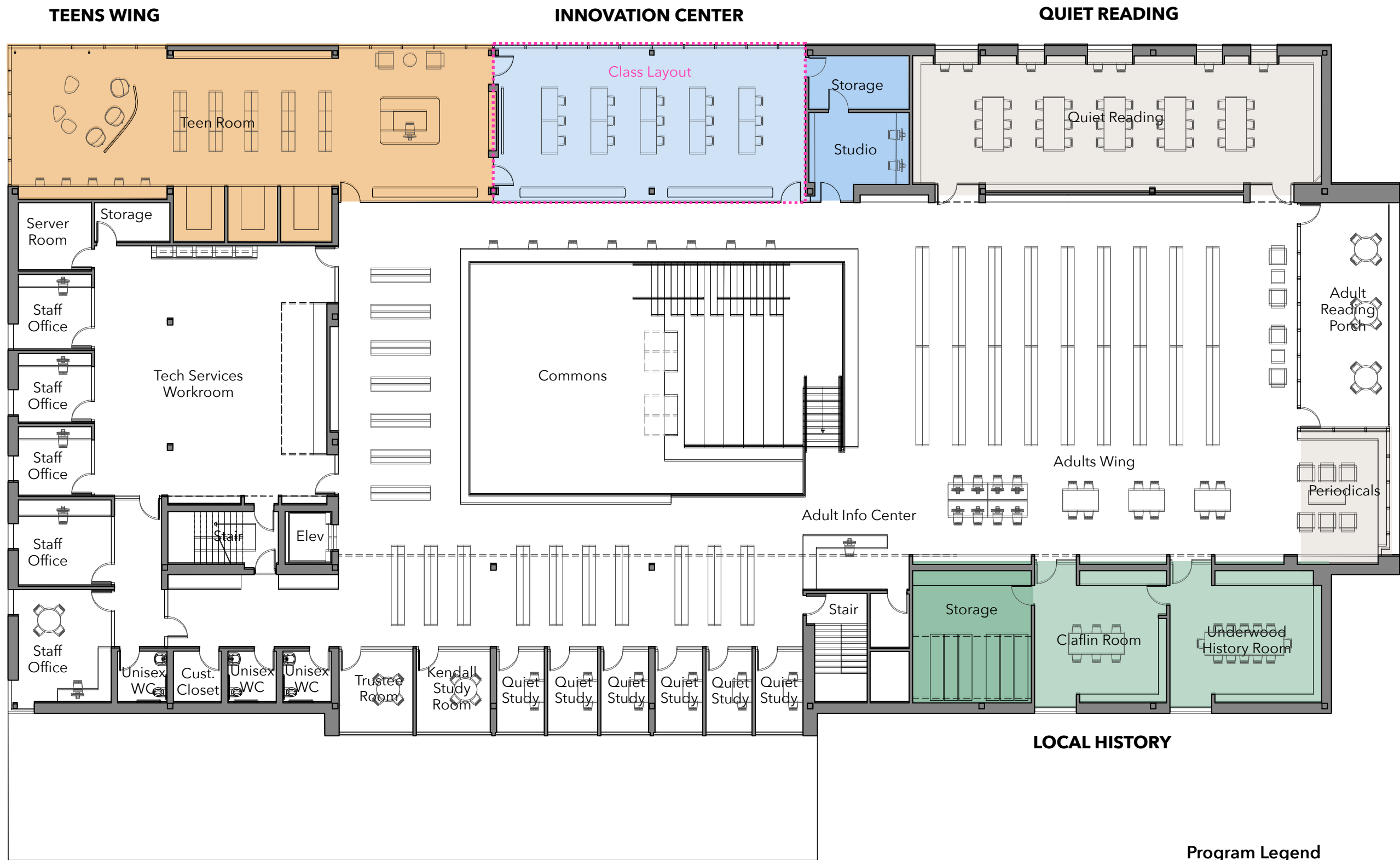
Second Floor Plan Option 1



Program Legend

- Teens
- Innovation
- Local History
- Reading Spaces

Second Floor Plan Option 2



Program Legend

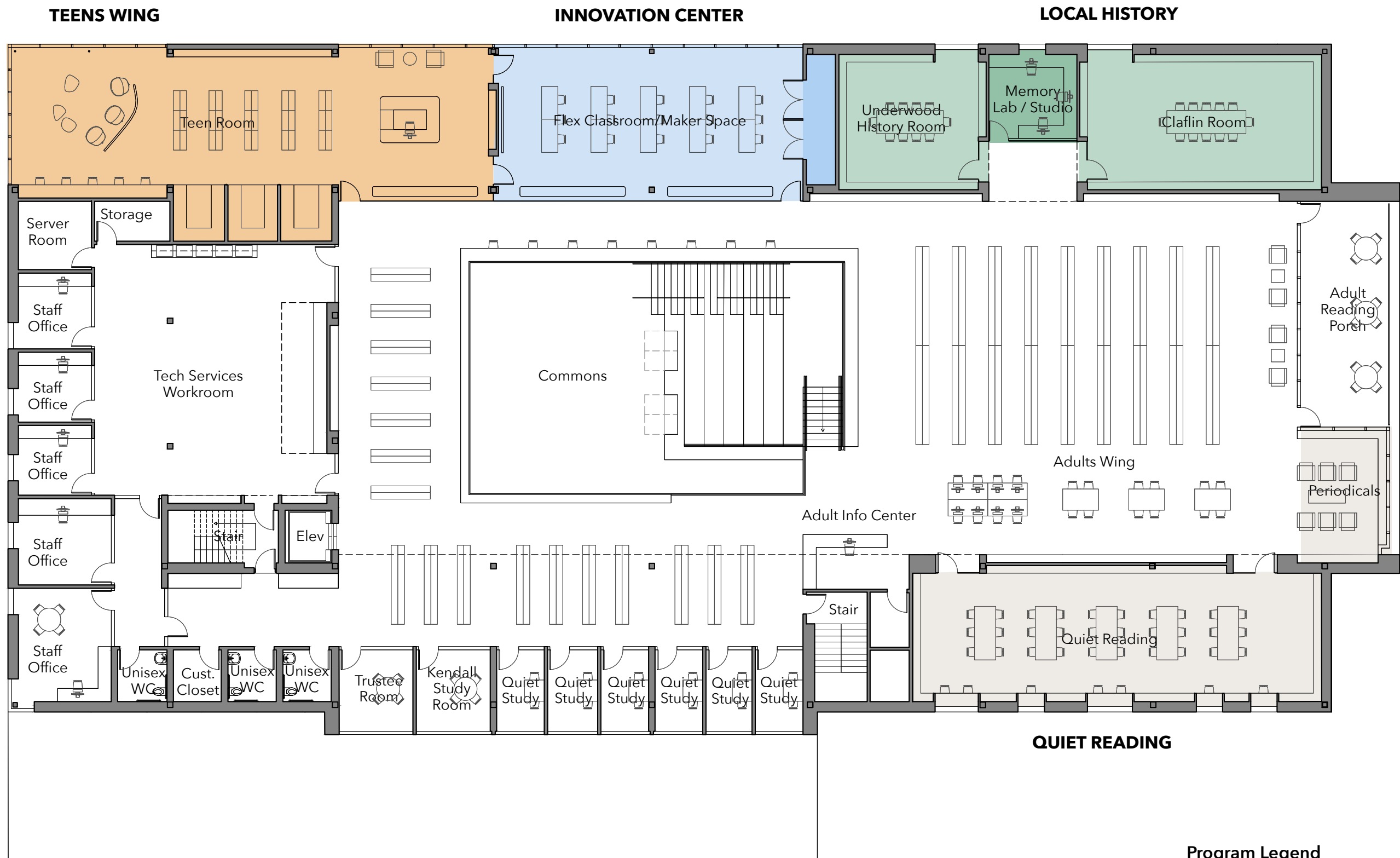
- Teens
- Innovation
- Local History
- Reading Spaces

Second Floor Plan Option 2



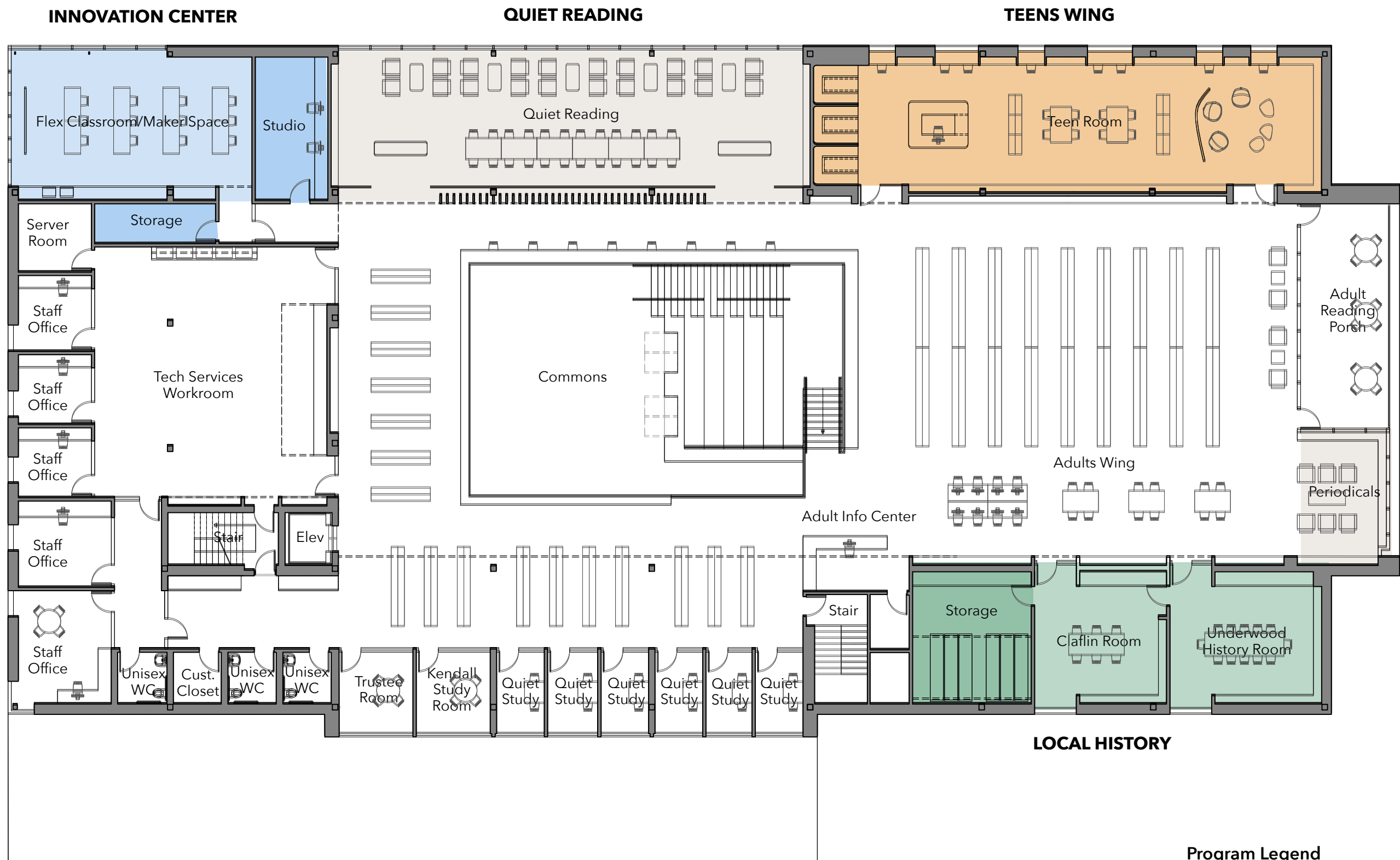
- Program Legend**
- Teens
 - Innovation
 - Local History
 - Reading Spaces

Second Floor Plan Option 2



- Program Legend**
- Teens
 - Innovation
 - Local History
 - Reading Spaces

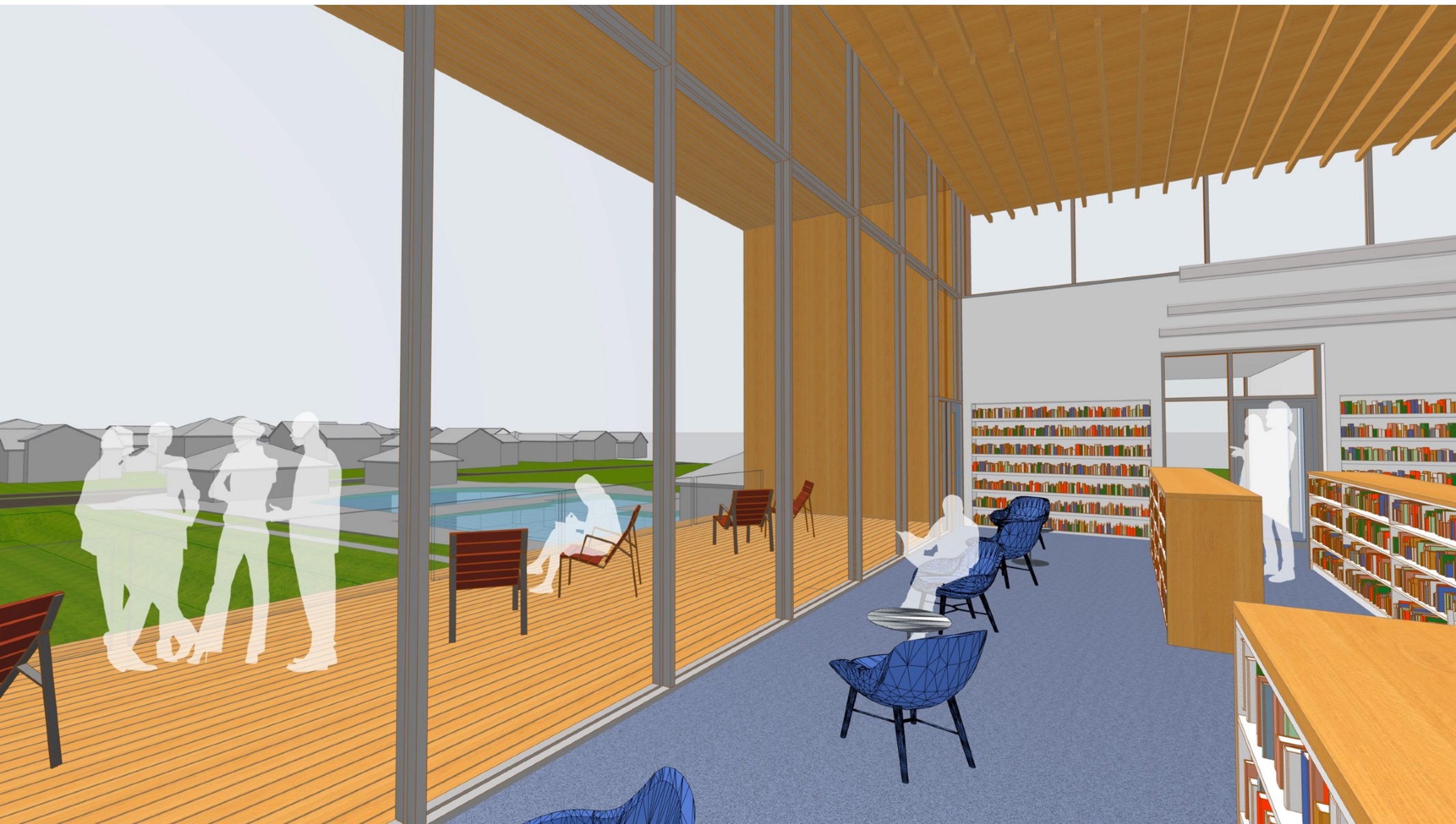
Second Floor Plan Option 3



Program Legend

- Teens
- Innovation
- Local History
- Reading Spaces

Second Floor Plan Option 4



Outdoor Reading Porch 100% SD



Outdoor Reading Porch Proposed Periodicals Room



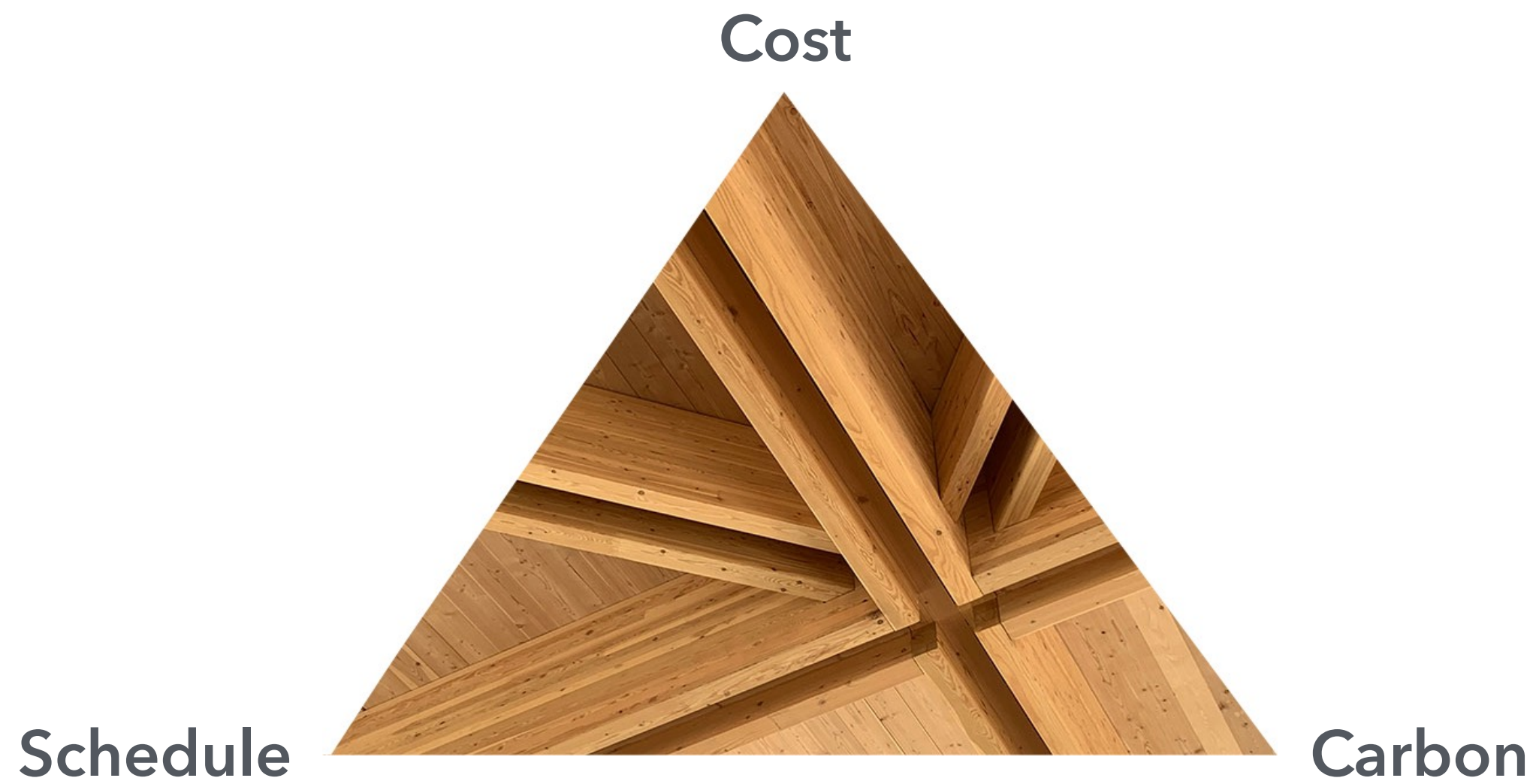
Outdoor Reading Porch 100% SD



Outdoor Reading Porch Proposed Periodicals Room



Outdoor Reading Porch Proposed Periodicals Room



Cost

Option	Superstructure \$/SF	Total Cost	Added Cost
Baseline Steel Framing & Metal Deck	\$58.5/sf	\$2,427,750	—
Mass Timber Timber Framing & CLT	\$90/sf (low) \$100/sf (high)	\$3,735,000 \$4,150,000	\$1,307,250 6.5% \$1,722,250 8.6%

Schedule

Procurement Timeline (10 months)

6 months estimated for shop drawing development and approval

4 months production and delivery

Recommended Delivery (CM with Design Assist or Early Release Package)

Engage with supplier and detailers at schematic design

Sizing and details can be optimized for manufacturer product and schedule

Coordinate and develop design with regular cost checks



Belmont Library Procurement (Design-Bid-Build)

Cannot engage with supplier until post-bid

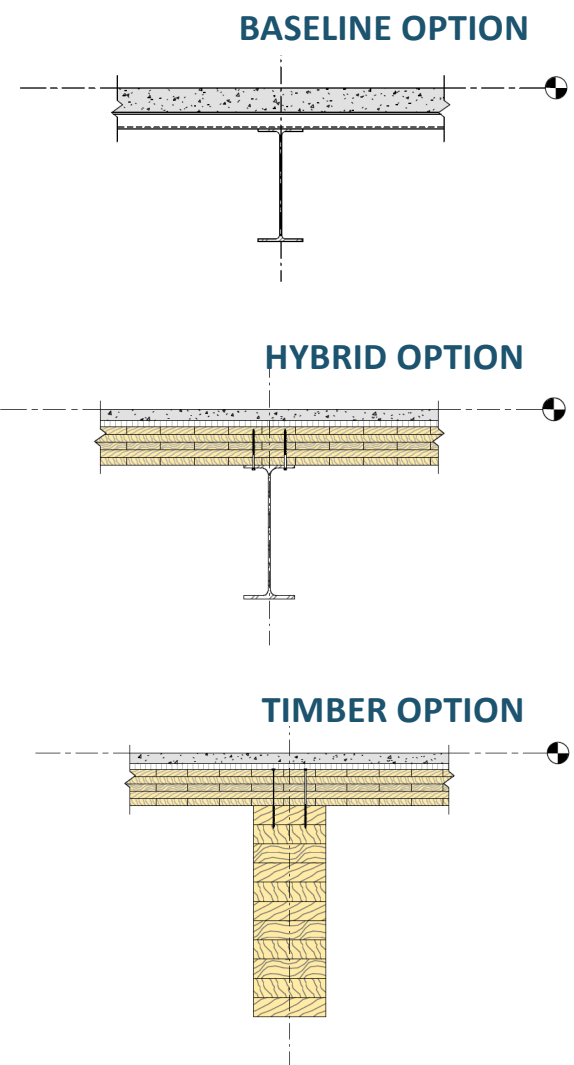
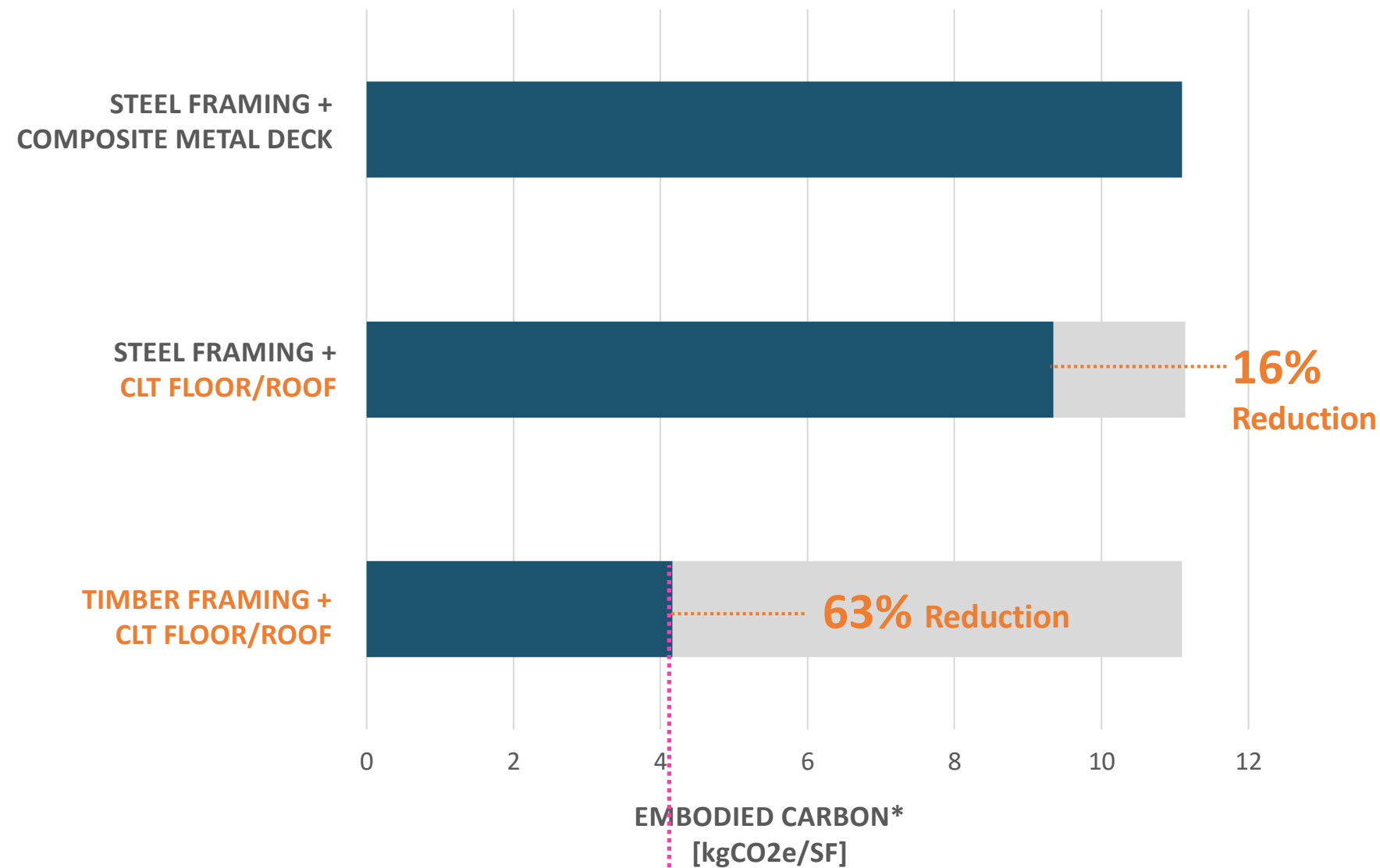
Delayed arrival of material to site

Limited cost certainty during design



Carbon

BELMONT LIBRARY: MASS TIMBER OPTIONS



CLT = CROSS-LAMINATED TIMBER
*embodied carbon of superstructure only, excludes foundations

LeMessurier.

Equivalent to 290,500 kgCO2e

Carbon

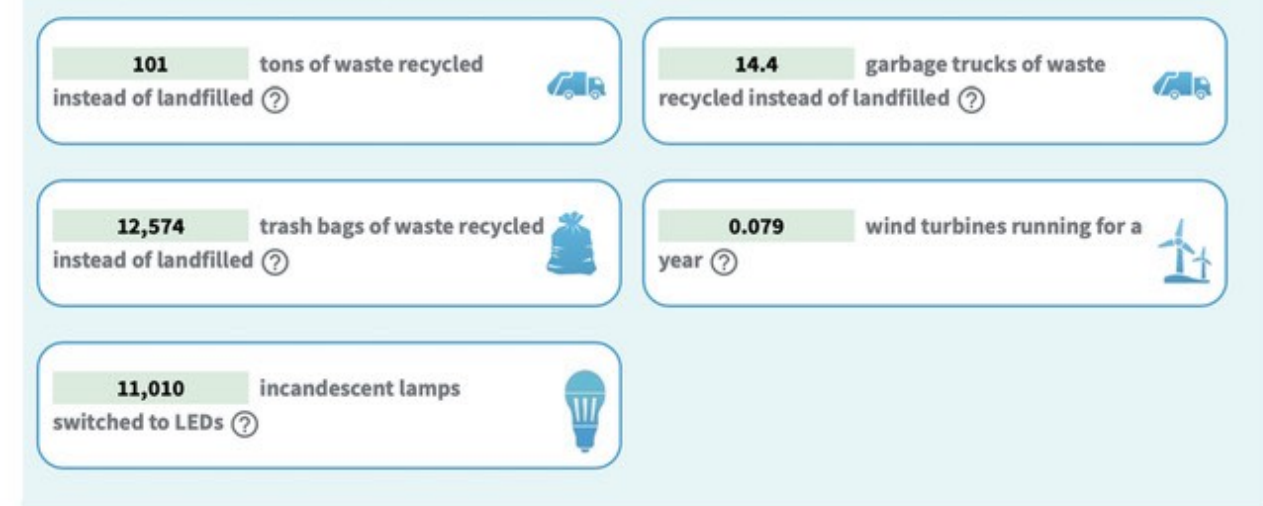
Equivalent to 290,500 kgCO₂e



This is equivalent to CO₂ emissions from:



This is equivalent to greenhouse gas emissions avoided by:



This is equivalent to carbon sequestered by:





Oudens Ello Architecture