

**Preliminary Rink Design Committee (PRDC)  
Final Meeting Minutes  
Thursday, May 19, 2022  
Virtual Zoom Meeting  
7:30 AM**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: June 1, 2022  
TIME: 9:20 AM

*Preliminary Rink Design Committee (PRDC) Members Virtually Attending:*

Mark Haley, William Shea, Stephen Sala, Meg Moriarty, Frank French, Dante Muzzioli, Mr. Caputo

*From CHA:* Tom Gatzunis, Don White

Others: Ted Galante (and members of the Galante team)

**I. Call to Order of the Preliminary Rink Design Committee (PRDC)**

The Preliminary Rink Design Committee meeting (#19) was called to order at 7:33 a.m. by Chair Haley.

**II. Discussion of Preliminary Costing Study**

Chair Haley informed the PRDC that he will meet with a Town Meeting (TM) group to adjust the Warrant article. This issue will be raised at TM on June 8. He will meet with the Select Board soon to present site considerations and the best option. He added that underground parking and roof-top tennis courts have been ruled out due to cost. He noted that today's presentation will include numbers, but they are not final numbers. This is a working session.

Mr. Galante began with a presentation entitled *Belmont Athletic Complex Feasibility Study Draft*. He noted that the tennis courts have not been removed from this iteration, but they will be. He then reviewed the condition of the rink and where things currently stand with accessibility and safety issues. The White Field House (WFH) is also at the end of its useful life.

Mr. Galante then discussed the program, embodied energy, what might be retained from the building, potential site considerations, PV panels, location of bleachers, and ZNE. He explained how embodied energy would occur. The goal, he offered, is to make the building as carbon neutral as possible.

Chair Haley and Mr. Galante briefly discussed tennis courts and underground parking. Mr. Galante then reviewed the preliminary field test kit, i.e., siting the fields and finding the most efficient space for the fields and rink. Other parking possibilities were briefly discussed. Mr. Gatzunis noted that the High School Building Committee no longer needs 90 parking spaces. The Planning Board will look into the parking needs of the rink area. Chair Haley added that adding parking takes away from field space; the School Dept. will need to discuss those impacts. Field placement, and the impacts of those possible placements, were explored.

Mr. Galante discussed what happens to the fields while the rink is being renovated/expanded. He noted the pre, during, and post construction impacts on this area.

Mr. Galante then presented a summary of potential costs. He reviewed the overall numbers for several  
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various options, e.g., renovate and expand existing rink, new building construction, and the sustainability options – which drive up the costs by about \$5M. Chair Haley stated that these numbers do not include parking or the demolition of the WFH. Mr. Galante provided some context for the numbers (e.g., cost escalation, the overall size of the project, etc.).

Mr. Galante then discussed a preliminary schedule for this project including the feasibility study, the schematic design, design development, construction phase, etc.

#### *Public Comments*

Ms. Schreiber asked several questions about the numbers and what the numbers include and do not include (such as: parking, WFH demolition). Mr. Caputo provided some Planning Board information on the parking, e.g., the 90 spots and the jug handle. She then discussed the fundraising efforts and the schedule of youth hockey (which starts in September – earlier than BHS hockey, which starts in November).

#### *PRDC Comments*

Mr. Muzzioli expressed concern regarding the scope of the project – which seems to be expanding. The emphasis should be on creating a cost effective, new rink. Too many expenditures are being put on this committee. The above \$30M amount for a rink seems too high. Citizens who donated money did so to demonstrate their support for a new rink.

Mr. Caputo asked where the costs could be reduced. He said he understands escalation, but this seems high. He asked if there was a simple rink renovation option. Mr. Galante explained why the simple rink renovation is not an option. He said the most cost-effective approach would come in at about \$24M. However, if just the rink were renovated, the cost could come down. Mr. Caputo suggested that breaking the costs down might be helpful. He also raised the point of community concerns about the rink's location.

Mr. Muzzioli spoke again to the need for fiscal responsibility. This committee is inheriting too many other requests, e.g., walking space, locker space, demolition of WFH, which are driving the costs up.

Mr. Gatzunis cautioned about the a la carte approach. He noted that locker rooms need to be accessible.

Chair Haley said there is a core project that needs to be defined (the “must haves”) – and then there are the “nice to have” items.

Mr. French also expressed concern about the price. He asked about the possibility of identifying other funding options for the related project costs (e.g., fields, locker, WFH, etc.) and he requested that Mr. Galante create a real number (for the debt exclusion) that represents a new rink.

#### *Public Comments (part 2)*

Mr. Iler, School Street, expressed concern about the operating costs. Mr. Galante addressed the current operating impacts and costs (with an uninsulated building) and noted that nothing will make the costs higher than they are now.

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Mr. Piotrowicz asked about the carbon footprint.

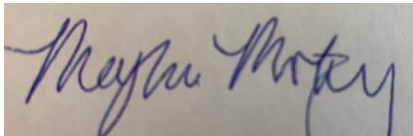
Ms. Schreiber said people will gravitate toward a low number and said she is concerned about the “in kind” concept. Mr. Galante discussed how the renovated rink would be code compliant. He noted that the WFH could remain as is. Mr. Gatzunis countered that the WFH cannot be used in its current condition – as a locker room, going forward.

### **VIII. Adjournment**

Chair Haley ended the PRDC meeting at 8:56 a.m., following a motion made by Mr. Muzzioli.

Respectfully submitted by:

Lisa Gibalerio

A handwritten signature in blue ink, appearing to read "Meg Moriarty", is shown on a light-colored background.

Approved:

Meg Moriarty, Secretary

Date: May 31, 2022

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