

**TOWN OF BELMONT
MEETING OF THE
CAPITAL BUDGET COMMITTEE
MEETING BY AUDIO AND VISUAL REMOTE ACCESS AND BY TELEPHONE
Thursday, February 3, 2022
8:00 AM**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: February 22, 2022
TIME: 9:45 AM

Call to Order

A regular meeting of the Capital Budget Committee (CBC) was called to order at 8:03 a.m. by Chair Anne Marie Mahoney.

CBC Members Present by Audio and Video Remote Access: Chair Mahoney, M. Patricia Brusch, Susan Burgess Cox, Jenny Fallon (WC), Meg Moriarty (SC) and Rebecca Vose

Absent: Roy Epstein (SB)

Also Present: Glen Clancy, Acting Assistant Town Administrator; David Blazon, Director of Facilities

Chair Mahoney recapped February 1, 2022 meeting between Capital Budget and the School Committee (SC). Among other things that came out of the meeting was a commitment from the SC to contribute \$66,000 to fully fund the remaining balance needed to install a new fire alarm system at the Butler School. The groups discussed the list of turn-backs for completed capital projects at the schools, which Superintendent of Schools John Phelan and Tony DiCologero, Director of Finance, Business and Operations, will work to refine. More topics were touched on and will be more fully reported in the CBC minutes for this meeting.

Presentation of FY23 Capital Budget Requests from Facilities

Mr. Blazon presented his department's requests beginning with vehicles.

1.) 2022 Hybrid Explorer - \$55,600

This will replace the vehicle used by the Director, which has 95,000 miles on it. If funded, the current vehicle will have 120,000 miles by the time the new one arrives. It is a take home car used for emergency response. An electric vehicle was considered but is not reliable in storms or other emergencies.

2.) Electric Van - \$54,704

Facilities is expecting that the Select Board will approve a new Facilities position for plumber. The Department would dedicate this van to use by the plumber.

Mr. Blazon reported that he has withdrawn a FY2023 request for a second electric van because DPW has a truck that it can hand-down to Facilities. At one point when the DPW truck was severely damaged in a snowstorm, it appeared that this vehicle was not fit to be handed down. It has since been repaired and is deemed to have remaining useful life.

Members expressed interest in the Town having a better handle on its fleet. Mr. Clancy explained that Mike Santoro, Assistant Director of Public Works, informally keeps tabs on all town-owned vehicles. Ms. Moriarty reported that the Structural Change Impact Group has a sub-group on which she sits looking at management of Town-owned vehicles. The sub-group is investigating all aspects of fleet management.

3.) Butler School Masonry Repair - \$ 487,500

Mr. Blazon referred members to the comprehensive report dated November 10, 2021, by RJ Kenney Associates, Inc. of its Building Envelope Survey. This report detailed several conditions that require replacement or repair. The most pressing are repairing the brick masonry façade and repairs to the roof above a portion of the gym, which this request covers.

The Kenney report identified two other phases of repair work that members discussed. One involves repairs to the slate roof and gutter replacement and the other replacement of 40-year-old Kalwall panels at the top of the gym wall.

4.) Kalwall Panels Replacement in the Gym - \$415K

Originally Mr. Blazon proposed funding Butler Phase VI Window Replacement for \$235,000, which is an on-going, multi-year project. He decided that the Kalwall project was more pressing due to the exigent condition of the panels.

The Committee talked about the significant cost of all the recommended repairs to Butler's exterior. Chair Mahoney noted there is \$230K in turn-back funds from earlier phases of the window replacement work. Ms. Fallon proposed that this turn-back money be repurposed for Kalwall panel replacement project, reducing the ask to \$180K.

Mr. Blazon asked the Committee for more time to research Butler's window replacement project to get a firm handle on what's been done and what remains. He will return to the CBC on March 3 or 17 with his findings.

The Committee then discussed the interest of community groups in helping to fund some of the repairs to the Butler gym. Ms. Burgess Cox suggested that community groups that use the gym may be willing to donate. Funds left-over from the Butler playground project could be available as well.

5.) Wellington Heat Exchange - \$150,000

There are two exchanges that support the geothermal system's heating and cooling. One exchange was mis-maintained and does not work. This doubles the burden on the remaining heat exchange. Facilities has made improvements to the system which allow it to handle demand during the shoulder seasons, but during the worst of the heating and cooling seasons, it does not. The new system costs \$100K and the software to run it another \$50K.

The project may be eligible for some Green Communities Grant funding to defray a portion of the cost. Mr. Blazon should know shortly if the Town received the grant.

6.) Butler School Fire Alarm System - \$66,000

This is the amount necessary to complete the project together with funding from prior year capital budget appropriations. The School Committee will provide these funds, which allows Mr. Blazon to withdraw this request.

7.) Winn Brook School Fire Alarm and PA System - \$75,000

Like the Butler alarm system, this project has received funding in prior fiscal years. This request is the amount needed to complete the work.

Turn-backs for Facilities

Chair Mahoney reviewed the list of Facilities Department turn-backs. Some previously funded projects are completed, some nearly so, and still others have not been begun. Some of the projects discussed were

- 1.) Chenery Stage and Light Equipment. There are issues with the installation. Mr. Blazon was asked to submit a new request for FY23 for this work.
- 2.) Butler and Burbank generators. Facilities will need money to pay for demolition and removal of the old units. Money left from that project will be turned back to the Capital Budget and Mr. Blazon can submit a new request for FY23 for demolishing and removal.
- 3.) Town Hall Building Envelope. This was funded in FY20. Mr. Blazon reported that this project is ready to go to bid.
- 4.) OSHA Compliance. Training of employees is complete. There may be some additional books to purchase but most of the \$15K can be added to turn-back list.
- 5.) Wellington Exterior. The works still needs to be completed.

Mr. Blazon will look at the following projects and let the CBC know what unspent amounts can be added to turn-backs for funding FY23 capital projects:

- Burbank/Butler Boilers
- Police Radios
- OSHA Compliance
- BHS Fire Alarm System
- Chenery Modular Classrooms

Approval of Minutes

Ms. Fallon moved: That the minutes of the Joint Meeting of the Select Board, School Committee, Warrant Committee and CBC of January 27, 2022, be approved as amended.

Ms. Vose seconded.

Ms. Mahoney called the Roll with all members voting in favor.

Mrs. Bruschi moved: That the minutes of January 27, 2002, be approved as written.

Ms. Fallon seconded.

Ms. Mahoney called the Roll with Members Brusch, Burgess-Cox, Fallon, Mahoney and Vose voting in favor. Member Moriarty abstained.

Next Meetings: Thursday, February 17, at 8:00 a.m. with the Long-Term Capital Planning Committee

The CBC moved to adjourn the meeting at 9:37 a.m.

Respectfully submitted,

Rebecca Vose, Secretary