

**TOWN OF BELMONT
MEETING OF THE
CAPITAL BUDGET COMMITTEE
MEETING BY AUDIO AND VISUAL REMOTE ACCESS AND BY TELEPHONE
Thursday, March 17, 2022
8:00 AM**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: April 1, 2022
TIME: 9:22 AM

Call to Order

A regular meeting of the Capital Budget Committee (CBC) was called to order at 8:04 a.m. by Chair Anne Marie Mahoney.

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

Absent: Meg Moriarty (SC)

Also Present: Glenn Clancy, Acting Assistant Town Administrator (TA); Matthew Haskell, Budget Analyst, Office of the TA; Jay Marcotte, Director of DPW; David Blazon, Director of Facilities; and Elizabeth Dionne, Chair of the Community Preservation Committee (CPC)

Presentation of FY23 Community Preservation Community Projects

Elizabeth Dionne, Chair of the CPC, presented the list of recommended projects to the CBC.

1. *Payson Park Revitalization Phase II – Construction*
Amount requested: \$1,190,529.83
This figure includes a 20% construction contingency on the advice of Mr. Marcotte because of volatility in the cost of construction materials.
2. *Predevelopment Funding for Revitalization of Sherman Gardens*
Amount requested: \$400,000
The plan is to reconstruct existing units to make them ADA accessible and to build new ones. The expectation is that this money can be leveraged to raise the funds to execute the revitalization plan from state and federal sources.
3. *Town Field Playground and Court Restoration*
Amount requested: \$343,409
This figure includes a 20% construction contingency on the advice of Mr. Marcotte because of volatility in the cost of construction materials.
4. *Belmont Community Path Phase 2*
Amount requested: \$200,000
The amount will be supplemented by \$250,000 in state money that Rep. Dave Rogers secured for the project.
5. *Belmont Cemetery Preservation Master Plan with Treatment*
Amount requested: \$60,000
This project falls into the category of historic preservation. The money will pay for a preservation study.

6. *Grove Street Baseball and Basketball Reconstruction*

Amount requested: \$40,000

The work to be done is part of the 2015 Master Plan for Grove Street.

7. *Restoration of Belmont's Historic Tower Clock*

Amount requested: \$26,100

This project will rehabilitate the exterior. This request represents 90% of the project cost. Proponents have committed to raising the remaining 10%.

Ms. Dionne then described two emergency requests that CPC received after the application deadline passed for FY23 projects.

1. *Restoration of Benton Library Chimney & Accompanying Building Repairs*

Amount requested: \$150,000

The brick work on the chimney has collapsed. Insurance money will likely cover most of the repair cost. It is a town-owned building. A group of residents have undertaken to care for and maintain the interior. The exterior has been neglected. This money would also pay for problems with the building's roof.

2. *Benton Library Building Envelope Study*

Amount requested: \$20,000

This study will identify issues and will create a plan for addressing them.

Update on Facilities Projects and FY23 Requests

Mr. Blazon provide the following updates on his department's requests.

1. Hybrid vehicle

No longer specifying a Ford Explorer to give him more flexibility in ordering a comparable make and model if availability is an issue.

2. Butler Masonry Facade

Facade work is most pressing. Butler windows are in decent shape. He is not asking for window money this fiscal year. He has priced window glazing sheets to reduce solar heating in classrooms. The solar glare project was funded previously so he has the money to pay for the sheets.

Members asked for assurances that an adequate cost escalator has been built-in to the facade work estimate. Chair Mahoney reported that currently the School Committee does not have any plans to renovate the Butler School; it is meeting the programming needs. In September 2023, the Butler will transition to a K-3 school and 4th grade will move into the Chenery Building, which will naturally provide additional learning spaces for any increase in enrollment in future years. Work done on the Butler must bring the building to a good place. Mr. Blazon reported that the facade work and the Kalwall project can be done at the same time.

3. Heat Exchange at Wellington

National Grid offers some rebate money for this project. The ask is \$150K with some reasonable expectation that Facilities could turn-back close to \$100K when the project is completed.

4. Wellington Ipee Façade
5. The plan has been to treat the façade with a stain. The lowest bid was \$115K. The stain would have to re-applied every 8 years. There is \$50K previously allocated that could be used to pay for spot staining.

Several members questioned the wisdom of staining the building if it only lasts for 8 years. Ipee does not require staining and, if untreated, ages to a gray color.

Mr. Blazon added a new request to his FY 23 budget.

6. Butler PA System
The new principal reports concerns that the PA system does not connect all classrooms to the main office. This is a significant safety issue. Mr. Blazon will provide a cost estimate for this project ahead of the CBC's deliberations on the FY23 budget.

Discussion of Allocation Funds from the Sale of Cushing Square Parking Lot and Turn-backs

Both Chair Mahoney and Ms. Fallon offered different scenarios for allocating these funds, which total close to \$1.5M. Members will have a broad discussion of options at the Committee's next meeting on March 31.

Approval of Minutes

Mrs. Fallon moved: That the minutes of March 3, 2022, as edited, be approved.

Ms. Burgess Cox seconded.

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

Next Meetings: Thursday, March 31, at 8:00 a.m.

The CBC moved to adjourn the meeting at 9:58 a.m.

Respectfully submitted,

Rebecca Vose, Secretary