

Select Board and School Committee



Building a New Ice Skating Rink

05.30.2019

Location of Existing Rink



Building a New Ice Skating Rink – 05.30.2019

This aerial site plan for Wellington Elementary School illustrates the layout of the campus. The school building is centrally located, featuring a main entrance and a loading area. To the left of the building is a large green field labeled 'HARRIS FIELD' with the note 'EXISTING TO REMAIN JAVELIN'. Adjacent to this are several smaller fields: 'SOFTBALL 01', 'SOCCER 01', 'DISCUS', and 'BASEBALL 01'. A 'SHOT PUT' area is also indicated. To the right of the building is a large 'CLAYPIT POND' surrounded by trees. Further right are more sports fields: 'FOOTBALL / RUGBY', 'LACROSSE 02 (SOCCER COMPLIANT)', 'SOFTBALL 01', 'SOCCER 02', and 'BASEBALL 02'. The campus is bordered by 'CHANNING RD' to the north and 'CONCORD AVE' to the south. Surrounding streets include 'COTTAGE ST', 'MYRTLE ST', 'GODEN ST', 'OAK ST', 'ORCHARD ST', 'LOUISE RD', 'EMERSON ST', 'DEMOOR RD', 'HITTINGER ST', and 'TROWBRIDGE ST'. Other nearby landmarks include 'BELMONT LIBRARY' and 'UNDERWOOD POOL' to the west, and 'WELLINGTON ELEMENTARY' is labeled in the bottom left corner.

Building a New Ice Skating Rink – 05.30.2019

Recap of issues discussed to-date



**Existing rink is failing
and Town obligated
to maintain**



**Town needs to
move quickly**



**Ability to publicly
fund construction is
uncertain**

Town's Options



Let the rink fail



**Debt Exclusion
to fund new rink**



**Public-Private
Partnership to fund
new rink**

Impacts of letting the rink fail



**Added costs to use
alternative facilities
out of town**



**Added transportation
costs due to out of
town facility**



**Logistics
complications**



**No guarantee that ice
time will be available**

Debt Exclusion Option (Current Building Model)



**Town obligated to
maintain in perpetuity**



**Slow and
lengthy process**



**Requires Town to
fund construction**

Public-Private Partnership Option (Proposed Building Model)



**Private developer
maintains**



**Able to deliver a new
rink faster**



**Private developer
funds construction**

Goal for this Forum



Discuss options for the ice skating rink.

Select Board and School Committee discuss the public-private partnership approach to finance, design, construct, and operate and maintain a new ice skating rink.

Belmont's Current Building Model

01.

Town identifies need for new building

02.

Town decides to move forward with current building model

03.

A location for the building is selected

04.

Town Meeting approves creation of Building Committee and appropriation of preliminary funding

05.

Town Moderator appoints members to the Building Committee

06.

Building Committee hires a designer through the RFP process, hires OPM

07.

Building and site plan designed through a public process

08.

Town Identifies funding process/structure involving: BOS, Warrant Committee, Capital Budget Committee; and Permanent Building Committee.

- Excluded Debt
- Included Debt

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Belmont's Current Building Model

07.

Town Meeting votes to appropriate funds

08.

Building Committee finalizes design, seeks local regulatory approvals

09.

Building Committee hires a contractor through invitation to bid process

10.

Construction begins with Building Committee oversight

11.

Construction concludes and Town retains ownership

12.

Town responsible for operations and maintenance in perpetuity

Proposed Building Model for the New Rink

01.

Town identifies need for new rink

02.

Select Board and School Committee vote on Public-Private Partnership approach

03.

Select Board and School Committee vote on new rink location

04.

School Committee votes on size of rink and develops operational program

05.

Staff works with Town Counsel to draft the RFP and Lease

06.

Select Board and School Committee review, edit, and comment on draft RFP and Lease

07.

Select Board and School Committee hold a public meeting on the draft RFP and Lease

08.

Select Board and School Committee vote to approve RFP for release

Proposed Building Model for the New Rink

08.

Staff advertises RFP

09.

Town receives proposals

10.

Select Board and School Committee select best proposal

11.

Town Meeting votes to lease the property to the selected Private Entity

12.

Select Board and/or School Committee award the contract

13.

Select Board and/or School Committee negotiate and execute lease with Private Entity

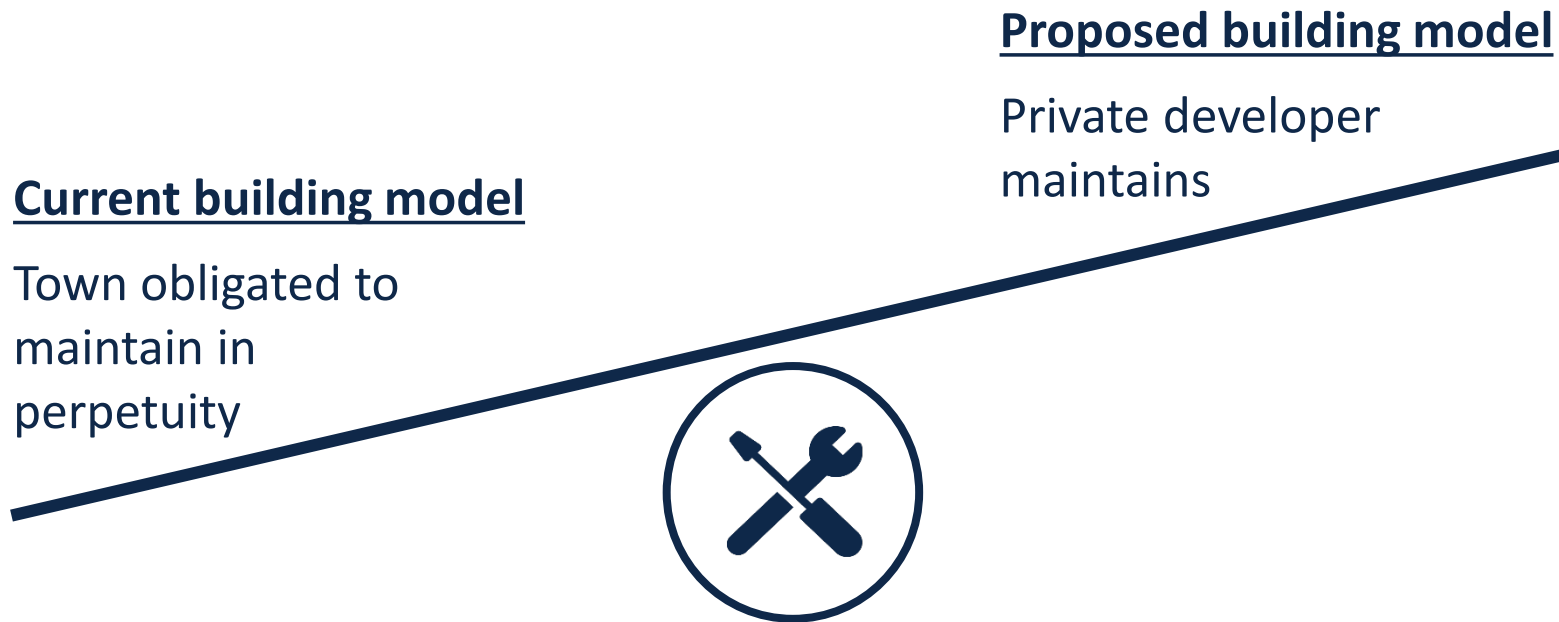
14.

Private Entity designs and constructs the new rink

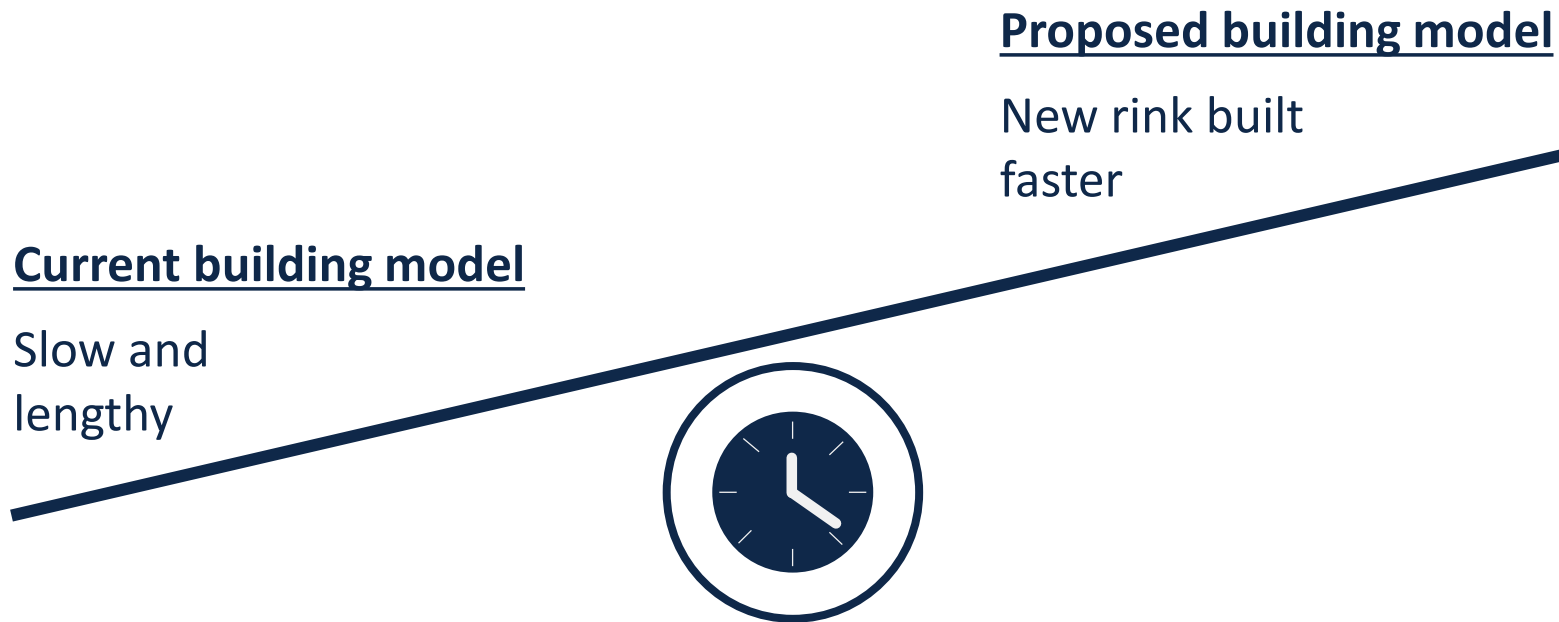
15.

Private Entity maintains and operates the new rink

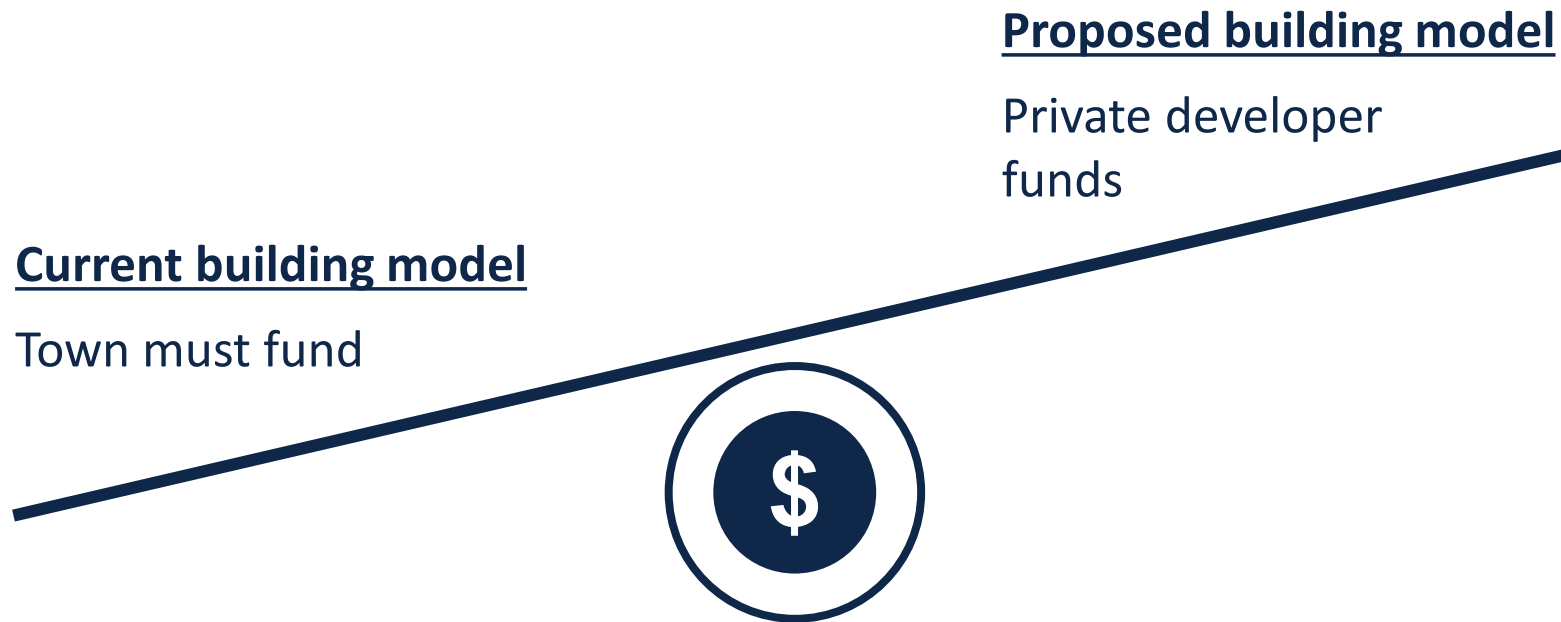
Maintenance Obligation for Current and Proposed Building Models



Process Times for Current and Proposed Building Models



Funding Source for Current and Proposed Building Models



Goal for this Forum and Next Steps



Discuss options for the ice skating rink.

Select Board and School Committee discuss the public-private partnership approach to finance, design, construct, and operate and maintain a new ice skating rink.

Next Steps:



June 4 – School Committee votes on public-private partnership; discusses rink size and location



June 5 – Select Board votes on public-private partnership



June 18 – School Committee votes on rink size and location

Discussion



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