

**Preliminary Rink Design Committee (PRDC)
Final Meeting Minutes
Friday, January 28, 2022
Virtual Zoom Meeting
7:30 AM**

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TOWN CLERK
BELMONT, MA**

DATE: February 23, 2022
TIME: 8:23 AM

Preliminary Rink Design Committee (PRDC) Members Virtually Attending:
Mark Haley, William Shea, Stephen Sala, Tom Caputo, Meg Moriarty, Frank French

Others Present: Ellen O'Brien Cushman

From Anser: Andraya Lombardi, Jerry Foster

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

The Preliminary Rink Design Committee meeting (#6) was called to order at 7:34 a.m. by Chair Haley.

II. Interview for OPM (Owner's Project Management) Respondent

A.) Anser

Ms. Lombardi began by providing some background information on her experience at Anser and on Anser Advisory in general. She noted their national presence and their local strength. Mr. Jerry Foster then introduced himself and discussed his experience. He spoke a bit on behalf of Mr. Mike McGrath who was having trouble joining the meeting.

Mr. Foster spoke to his understanding of Belmont's rink, both its needs and its goals. He noted how they will create the schematic design with expanded locker rooms. He said they will explore both the possibility of renovation and new construction. Their approach will be comprehensive, will involve the community, and they will manage all aspects of the process.

Ms. Lombardi discussed how they will approach the project and drive the design process, e.g., designer selection, scope of work, schematic design, funding, detailed design, and construction. Belmont's needs and wants will be at the forefront of the project as well as sizing, looking at revenue models and facility options, added Mr. Foster. He spoke to the expertise that Mr. McGrath will bring to the project, including: Zamboni, melting pits, rink systems, mechanical functions, boards, glass, etc.

Ms. Lombardi discussed the management tools that Anser employs as well as the community engagement process. Mr. Foster put forth reasons why Anser is the right team for this project. He said that Anser understands the unique challenges facing Belmont, e.g., adjacent middle/high school, railroad, lack of space, parking issues, etc.

Chair Haley asked about the fields that will need to be shifted and how Anser would work with the field team. Ms. Lombardi spoke to their experience coordinating difficult projects. She spoke to their successful collaboration efforts in the past.

In answer to a question from Mr. Shea concerning the RFP requirements, Ms. Lombardi said that she believed they do meet all the minimum requirements. Ms. Moriarty asked about the advantages to

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bringing in another OPM versus continuity with the existing OPM. Ms. Lombardy spoke to their years of experience in designing and operating rinks. A new OPM could bring a new perspective. She noted that the Anser team brings a lot of experience and lots of varied perspectives. Mr. Foster expanded on her reply.

Chair Haley asked about the aggressive schedule and how they will meet the upcoming deadlines. Ms. Lombardi then discussed the advantages of pursuing a 149A or 149. They next discussed Anser's Net zero experience. Ms. Lombardi said that while they are not experts on Net zero, they do have people in house who have experience with this. Mr. French asked specifically about renovation versus new rink. Mr. Foster said that he presumes this project leans toward a new build. Chair Haley followed up with a question concerning what would need to happen in the first phase. Ms. Lombardi laid out what the first phase would look like. Mr. Caputo spoke to the new middle/high school building's disruptive impact on the neighborhood. Ms. Lombardi replied that they have experience working on complex projects in residential areas. She said bringing the neighbors in early in the process and listening to them will be meaningful. In the past, she has provided her cell phone to neighbors. Mr. Foster agreed that listening to the abutters is very important throughout the process.

Chair Haley explained that this Committee will meet next week to deliberate on the three firms. A recommendation will be put forth to the Select Board and the Select Board next meets on Feb. 14.

Chair Haley asked how the Committee could get in touch with Mike McGrath. Ms. Cushman provided guidance on this.

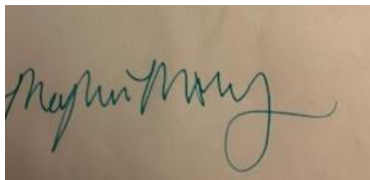
The PRDC will meet next week on: Wednesday, Feb. 2, at 7:30 a.m.

IV. Adjournment –

Preliminary Rink Design Committee (PRDC) Chair Haley ended the PRDC meeting at 8:31 a.m., following a motion made by Mr. French.

Respectfully submitted by:

Lisa Gibalerio



Approved: _____ 2/22/22 _____

Meg Moriarty, Secretary

Date