

APPROVED BY
THE SELECT BOARD
2/28/22

Select Board Special Meeting

February 9, 2022

Remote Meeting

8:30 am

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: March 8, 2022
TIME: 3:17 PM

CALL TO ORDER

A meeting of the Select Board was called to order by Chair Adam Dash. Vice Chair Roy Epstein and Select Board member Mark Paolillo were present, along with Town Administrator Patrice Garvin and Acting Assistant Town Administrator Glenn Clancy.

AGENDA

Dash announced that the public portion of this meeting is being convened to hire an Owner's Project Manager for the design of the rink and locker rooms at Harris Field. The Select Board is required to approve the selection of an Owner's Project Manager for the rink project. Today, the Select Board will hear the recommendation made by the Preliminary Rink Design Committee for the selection of the Owner's Project Manager. After the public session, the Select Board will be going into Executive Session and not returning.

Discussion and possible vote on recommendations from the Preliminary Rink Design Committee

Mark Haley, Chair of the Preliminary Rink Design Committee (PRDC), announced that the Preliminary Rink Design Committee, in accordance with State regulations, advertised for Owner's Project Manager (OPM) services on December 13, 2021. Haley reported that the PRDC received six responses to the OPM. The PRDC reviewed those responses, rated them, and shortlisted three firms for interviews. Interviews were held on January 27 and 28, 2022 and a selection was secured by unanimous vote on February 7, 2022. The PRDC is recommending to the Select Board that the firm CHA be contracted for OPM services for the Rink and Locker Rooms for Harris Field.

Mark Haley said that one of the advantages of CHA is that they are also the OPM for the High School. Initial voting was 5-2 in favor of CHA, and then the final recommendation was unanimous. The Select Board now is charged with giving the Town permission to work with CHA. This contract is being negotiated for a 60-day assignment and will end on May 1, 2022. At that point in time, the Town Meeting moderator will appoint a new building committee.

Dash asked Haley what criteria were used?

Haley said there are 10 criteria in the Town's RFP. CHA rated closely at the top and the interview process pushed them to the top choice.

PRDC will receive the responses about designers from CHA today. PRDC will meet next week and rate them with a similar rating system to the one used for the OPM. PRDC will interview three to four responders and come back to the Select Board with a recommendation.

Epstein mentioned that Daedalus, which was acquired by CHA, was retained for the DPW and Police Station project in part for their expertise in cost estimating and they were very helpful. He wondered whether the fact that CHA has been chosen so many times in Belmont will deter other OEM firms from competing for future projects.

Haley reported that when the Select Board engaged Perkins and Will to do a feasibility project, they ruled out rehabbing the rink. They determined that one of the big costs of the project included the locker rooms for Harris Field. One of the parameters of the project will be to figure out how much locker room space is actually needed. Haley said he will work closely with the Building Committee for High School and Middle School and the OPM to understand how the challenges of the locker room will affect the costs. Haley said the goal will be to define a program and decide how the various pieces fit together. Haley wants to make sure that when this goes to Town Meeting that all the options have been explored.

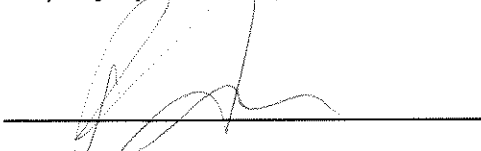
Haley reported that CHA recently merged with a national firm and that their resources have been enhanced. CHA reported that with the High School construction slowing down, that the person they have assigned to the High School could support the rink design project in the next 60 days.

Haley said he has sent the Town contract to Jonathan Elder for review. He wants to make sure when the Select Board signs the contract and that it will be up to date. In May 2022, the plan is for the PRDC to hand the project off to a new building committee to carry the work forward. That building committee could decide to change the OPM. Haley said they hope to be able to bring the design choices to Town Meeting by May 2022. Then it will go to voters in November. Construction should start in March 2023.

Motion was made to retain CHA as the OPM for the PRDC pending successful negotiation of a contract. Motion was approved by a vote of 3-0.

Motion was made to enter into Executive Session and not return to public session. Motion was approved by a vote of 3-0.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Patrice Garvin', is written over a horizontal line.

PATRICE GARVIN, Town Administrator