



**TOWN OF BELMONT  
WARRANT FOR 2019 SPECIAL TOWN MEETING  
MAY 1, 2019  
COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

To any of the Constables of the Town of Belmont in said County:

Greetings:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the Inhabitants of the Town of Belmont, qualified as the law requires to vote in elections and Town Affairs, to meet at the Belmont High School Auditorium on **WEDNESDAY, MAY 1, 2019, at 7:30 P.M.**, and to notify and warn the Town Meeting Members to meet and act at said time and place on the following Articles:

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**ARTICLE 1:**

**ADDITIONAL APPROPRIATION  
FOR POLICE STATION RENOVATION**

To see if the Town will vote to borrow and/or appropriate a sum of money from available funds for the Police Station/DPW renovation project including all costs and related expenses, so that the Town Treasurer with the approval of the Board of Selectmen is authorized to borrow said sum of money under the provisions of Chapter 44, Section 7(1) or any other lawful authority.

*This article will allocate an additional sum of money to the DPW/Belmont Police Department building project for work on the Police Station that was not in the original scope of the project when approved at the Special Town Meeting on November 13, 2017. The police will now vacate the facility to allow the interior of the original building to be renovated. The sum of money requested will cover the renovation work; the cost of relocating the Police, including renting trailers and all necessary technology adjustments. Bids will be opened on April 26<sup>th</sup>.*

Submitted by the DPW/Police Building Committee

The Board of Selectmen, Warrant Committee, Capital Budget Committee, and the Building Committee will report on this Article.

**Two-thirds vote required for passage.**

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**ARTICLE 2:**

**TRANSFER TO KENDALL FUND**

To see if the Town will vote to appropriate a sum of money from various sources to replenish the Kendall Fund or in any way act thereon.

*This article would authorize the transfer of the excess premiums from the sale of general obligation bonds in the total amount of **\$3,662.96** to the Kendall Fund as follows: from the Belmont High School Project (\$868.89), from the Department of Public Works/ Police Station Project (\$837.35), from the Water (\$1,956.72), from the available balances of the Police and Department of Public Works Feasibility Studies **\$237,159.24**, and from the Wellington Building Project Fund **\$232,000**.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Majority vote required for passage.**

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**ARTICLE 3:**

**APPROPRIATION OF TRANSPORTATION GRANT**

To see if the Town will vote to appropriate a sum of money received from the Commonwealth Transportation Infrastructure Fund for the purpose of funding improvements to the Town's transportation infrastructure, or take any action thereto.

*This article is to appropriate monies received from the Commonwealth as the Town's share of the Transportation Infrastructure Enhancement Trust Fund. The Town has decided to use this money for engineering work to improve the Sycamore/Lexington intersection.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Majority vote required for passage.**

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**ARTICLE 4:**

**PRIOR YEAR BILL**

To see if the Town will vote to pay prior year bills by transferring from available funds, or to take any other action relative thereto.

*This article seeks to appropriate a sum of **\$5,058.00** from available funds for payment of old bills in fiscal year 2017-2018. The bills represent payment owed for work performed at the Fire House, Homer Building, Police Station, and Town Hall.*

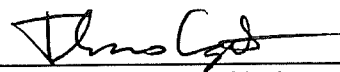
Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

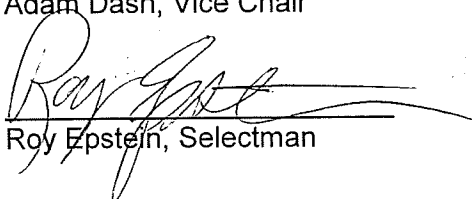
**Majority vote required for passage.**

Given under our hands this 8<sup>th</sup> day of April, 2019.

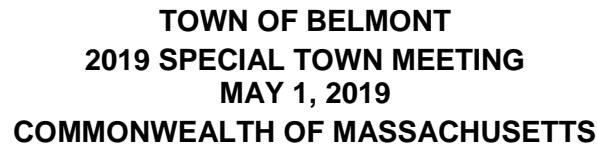
**BELMONT - BOARD OF SELECTMEN**

  
Thomas Caputo, Chair

  
Adam Dash, Vice Chair

  
Roy Epstein, Selectman

A True Copy, Attest  
*Ellen O'Brien Ashman*  
Town Clerk of Belmont, MA



Reporting: The Board of Selectmen, Warrant Committee, Capital Budget Committee, and the Building Committee.

**MOVED:** That **\$3,662.96** of excess premiums from the sale of general obligation bonds be transferred to the Kendall Fund as set forth under Article 2 in the Warrant for this meeting. (*Majority vote*)

Reporting: The Board of Selectmen and Warrant Committee.

**ARTICLE 3: APPROPRIATION OF TRANSPORTATION GRANT**

**MOVED:** That the Town appropriate **\$19,580.70** received from the Commonwealth Transportation Infrastructure Fund for the purpose of funding engineering and design services for intersection improvements. .

Reporting: The Board of Selectmen and Warrant Committee.

**Majority vote required for passage.**

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**ARTICLE 4: PRIOR YEAR BILL**

**MOVED:** That the Town appropriate **\$5,058.00** from available funds to pay the following bill incurred in Fiscal Year 2018 which remains unpaid:

	<u>Amount</u>
<b>Independent Mechanical</b>	<b>\$5,058.00.</b>
<b>(Majority vote)</b>	

Reporting: The Board of Selectmen and Warrant Committee.

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*Department of Public Works/Belmont Police Department  
Building Committee*

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Dear Town Meeting Members,

On Wednesday, May 1, 2019 the Department of Public Works/Belmont Police Department Building Committee will request additional funding through a Special Town Meeting article. An expansion of the original scope of the police station work necessitates this request.

We were very pleased that last year Town Meeting enthusiastically supported our request for \$7.4 million to renovate and construct additions to both the police and DPW facilities. That sum was obtained by a recent bond offering by the Town. The bonds will be paid off over time from the operating budget without the need for a debt exclusion.

The original plan we presented to you was to renovate the police station while the police remained in the building. There have been several developments since that time. First, it emerged that construction would be quicker, cheaper, and safer if we instead temporarily relocated police operations and vacated the building. Second, the Committee realized that vacating offered a one-time opportunity to address additional significant deficiencies in the interior spaces and systems of the existing building that were not in the original scope of work. Third, the cost estimates for certain portions of the original work have increased due to a hot construction market. The Committee has scrutinized these revised costs carefully and believes they are necessary and prudent.

Temporary relocation will require renting trailers to be placed at the Water Department site at the end of Woodland St. and a trailer on Concord Ave. for emergency dispatch. The trailers will have hook ups for utilities and technology. Stored documents and the gym equipment will move into the Town Hall auditorium. While we estimate that relocation could cost up to \$500,000, moving the police will result in a savings of between \$820,000 to \$1.0 million on the original construction estimate.

The factors just described have led the Committee to request an additional amount from the Town Meeting not to exceed \$3.5 million to be used mostly on the police station portion of the project. Funding for the additional \$200,550 in design work will be explained at Town Meeting. The Committee believes it is critical to update and bring up to code the entire building, making it ready to serve the Belmont Police Department for the next fifty years.

Separately, we urge you to support our request for \$787,575 from Community Preservation funds for repair and restoration of the historic exterior of the police station. We have asked the Capital Budget Committee for up to \$100,000 for furnishings, fixtures, and equipment

for the DPW in the FY20 budget. Please support this Capital Budget item. We expect to request the cost for furnishings, fixtures, and equipment for the police station in the FY21 Capital Budget.

Here are the latest cost estimates for the work described above:

\$ 1,560,000	Highest cost estimate for the DPW
\$ 7,800,000	Highest estimate for the Police Station, including expanded scope
\$ 1,014,800	Highest 10% contingency on both projects
\$10,374,800	Total highest estimate for both projects
\$ 500,000	Moving, trailer rental and set-up expenses
\$10,875,000	Highest total cost
\$ 7,400,000	Project cost approved by May, 2018 Town Meeting
\$ 3,470,000	Highest estimate, additional funds for scope and market change

Other expenses and sources of funding:

\$787,575	CPA request for work on exterior of historic police station
\$200,550	Extra design fees for police interior, source to be determined
\$100,000	Fixtures, furnishings and equipment for DPW from Capital Budget FY20
\$250,000	Fixtures, furnishings, equipment estimate for Police from Capital Budget FY21

Bids for the entire project will be opened on Friday, April 26. The Building Committee will meet on Tuesday, April 30 to review the bids and determine the exact amount of extra funds that we will request under Article 1 of the Special Town Meeting. The \$3.5 million figure currently in the article is a place holder. The actual amount will be presented to the Special Town Meeting and the article amended to reflect that amount.

We look forward to showing the Town Meeting our drawings and plans for both buildings and expect that you will be as excited as we are about this project.

*Anne Marie S. Mahoney, Chair*  
*Anthony Ferrante, Vice-Chair*  
*Kathleen "Fitzie" Cowing, Secretary*  
*Judith Ananian Sarno, Treasurer*

*Roy Epstein*  
*Stephen Rosales*  
*William Shea*  
*Michael Smith*

*Thomas Gatzunis, OPM, Daedalus Projects*  
*Ted Galante, Architect, The Galante Architectural Studio*