

**Skip Viglirolo Ice Skating Rink Finance Committee
Minutes of the public meeting held Wednesday,
November 10th at 6:00pm
The meeting was held by Zoom**

Members Attending: Tom Caputo, Frank French, Karen McElroy, Meghan Moriarty, Dante Muzzioli, Mark Paolillo, Ellen Schreiber, Kayla Wiggin and Patrice Garvin (Ex-Officio Member - Non Voting)

Others Attending: Glenn Clancy, Mark Haley, Steve Sefton, Larry Link, Cindy Albert, Joanna Tzouvelis (joined at 7pm)

Chair Paolillo called the meeting to order at 6:32pm

1. Perkins and Will Discussion – New Build vs. Renovation

- Paolillo started the meeting by saying that we invited Steve Sefton from Perkins and Will (P&W) to explain the work they did to come up with the three schemes that were presented to the School Committee last spring.
- Sefton said P&W did an assessment of the existing structures and challenges with the existing building. They came up with three schemes:
 - Scheme 1:
 - Scheme 1 looked at renovating the existing building. The below challenges were identified in considering a renovation.
 - Would have to stabilize the structure with cranes while building around it
 - Duration of scheduling
 - Would need to fire rate the wall next to football stadium
 - Renovating current building would require bringing the building to meet certain codes like ADA.
 - Scheme 2 (School Committee voted on this scheme):
 - Maximized parking layout
 - Ideal configuration of rink
 - Maximized natural light for energy savings
 - Gave breathing room to Concord Ave
 - Scheme 3: New build with rink placed to the west
 - Does not maximize parking or field configuration
- Sefton said that the schemes were conceptual designs but not at all schematic designs. Doing a schematic design would help identify accurate costs.
- Schreiber asked how the program was designed in coming up with the three schemes
 - Caputo said the program included locker rooms for other sports teams since the White Field House is coming down, locker rooms for High School hockey teams, the rink and amenities that go with a rink (lobby etc.). Caputo asked is there a possibility we could we reduce cost of the building if we constrain the program further?
 - Haley estimated that the locker rooms came out to roughly 11,200 square feet. Do we need the number of locker rooms in the scheme and do they need to be this big? There might be a way to save costs in the locker room space.
 - Haley suggested taking Scheme 2 and having a contractor to look at pricing and get another opinion on the numbers.
 - French said it will be important to outline the costs to know what cost are

going toward the rink, what costs are towards the locker rooms for other school programs and what costs are for the parking.

- French asked, given Steve's presentation and Committee's discussion, have we come to the conclusion that a new build is a better option than a renovation?
 - Haley said that the new build seemed like the most practical choice based on program needs and costs. Haley said next steps would be to setup a call with Pat Brusch and talk to the permanent building committee to start working on schematic design.
- Muzzioli said that we should look at the debt service schedule and talk to Floyd to see if there are operating funds available for the rink. Muzzioli is concerned about the possibility that a debt exclusion for the rink does not pass.
- Paolillo explained the process that if there were funds available, the request would likely have to go to the Capital Budget Committee, Select Board, Warrant Committee and School Committee for approval.

2. Building Committee and Schematic Design

- Paolillo said that \$250,000 of ARPA funds are earmarked by Senator Brownsberger for a feasibility study and schematic design for the rink.
- Garvin said that it would be a good decision to put schematic design out for bid. Garvin outlined the below steps for the RFP process:
 - May need to write RFP, evaluate proposals
 - Who will evaluate and accept proposals
 - There are current limitations on staff. We could potentially use some of the \$250k to hire someone to write the RFP if necessary.
- Paolillo will have a discussion with Pat Brusch on the Belmont's permanent building committee to see if they have the capacity for the rink before we can get a temporary building committee at Town Meeting in April. The permanent building committee could help direct the schematic design process.

3. Oversight and Control of Current Rink Building

- French brought up the document that Muzzioli presented at the last meeting around ownership and control of the rink and asked if there was any clarification on that.
- Clancy said that he had George Hall look at the document. The document was rooted in Chapter 40 which makes reference to the land and not the building. The vote was particular to the existing building. The questions is whether that vote is defensible with a new building and that could be challenged. It could potentially go Town Meeting for another vote to solidify.

4. Fundraising

- Wiggin said there is a group (including members of the Belmont Youth Hockey Board) meeting to brainstorm and discuss fundraising ideas. Wiggin said that the group is continuing to meet, coinciding with the work that is being done with this Committee so that the group is in a good position to start fundraising when we have a better idea of timeline and cost.
- Paolillo said we will further discuss the fundraising strategy at the next meeting.

5. Minutes

Motion was made to approve the minutes. Motion was approved by an 8-0 vote.

6. Adjourn

Motion was made to adjourn meeting. Motion was approved by an 8-0 vote.

Approved as amended: December, 1 2021.

The next meeting of the committee will be held: November, 17th at 6:00pm by Zoom

Respectfully submitted,

Kayla Wiggin