

School Committee and Board of Selectmen



Ice Skating Rink Discussion

January 22, 2019

Existing Conditions



Building Design

- Designed as a tennis facility, and does not effectively meet the functional needs of the current use
- Not compliant with Americans with Disabilities Act
- "Improvements" over the years have been ad-hoc ("band aid" approach)



Maintenance

- Leaking roof impacts ice, usability of the facility, and creates unsafe conditions
- Antiquated equipment and utilities are costly to maintain
- Insufficient or lack of insulation impacts user experience and energy efficiency
- Siding (chain-link fence with corrugated metal) is deteriorating
- Birds and other animals are able to gain entry and inhabit the facility



Programming

- Building not fully utilized

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What is a Public-Private Partnership?



A long-term contract between a private party and a government entity, for providing a public asset or service, in which the private party bears the risk and management responsibility.

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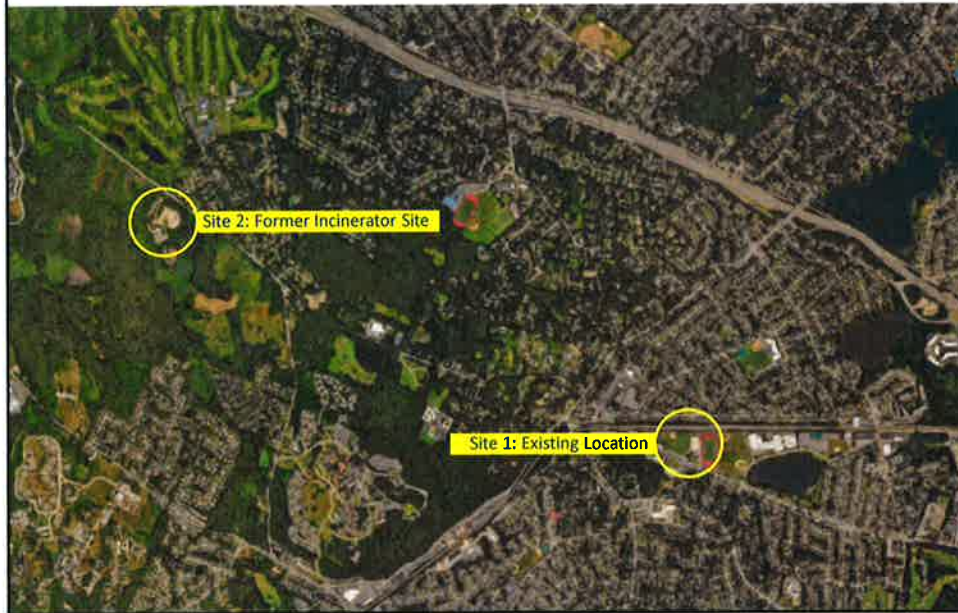
Benefits of a Public-Private Partnership

- No additional capital required from the Town
- Financial risk is on the developer
- Maintenance and operations costs borne by developer
- Ability to bring facility on-line faster


A circular icon with a light background and a dark outline, depicting an ice skate, symbolizing the facility being discussed.







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Potential Locations for a New Rink




Pros of Existing Location






- 
Contiguous to High School Campus
- 
Proximity to Other Town Amenities
- 
Central Location
- 
Potential Off-Street Parking Increase
- 
Potential Access/Drop-Off Improvement
- 
Economic Synergy with Belmont Center

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Cons of Existing Location



- 
Increased Traffic
- 
Loss of Athletic Field Space
- 
Proximity to Residential Area

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Pros of Former Incinerator Site



Continuity of Programming



Site can Accommodate Parking and Building




Potential for Private Funding to Cap the Site




Frees up Land at Existing Site

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Cons of Former Incinerator Site




Traffic Increase




DEP 2-3 Year Permitting Process




Increased Construction Costs Due to Soil Conditions



Town to Fund Site Borings



Transportation Requirements / Auto-Dependent



DCAMM Review and Approval Required

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Steps to Enter a Public-Private Partnership

- 1 Engage Public**
Receive input from the public and stakeholders
- 2 Select Site**
Board of Selectmen and School Committee choose site
- 3 Develop Program**
Both physical and operational
- 4 Draft RFP**
Based on input received from the public and stakeholders
- 5 Advertise RFP and Solicit Bids**
In accordance with state procurement requirements
- 6 Receive, Review, and Rank Proposals**
Based on evaluative criteria identified within the RFP
- 7 Select Proposal**
Identify best proposal
- 8 Vote at Town Meeting**
On whether to award the contract
- 9 Award Contract**
Board of Selectmen and School Committee award contract to the winning proposal

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Public Discussion



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