

900 Worcester FRP Planning Committee

Aug 7th, 2014

7:00 PM at Warren

Attending:

Andy Wrobel, Marjorie Freiman, Don McCauley, David Perry, Hans Larsen, Deborah Carpenter, Eric Fichtel, Jim Conlin, Wendy Paul, Miguel Lessing, Tom Harrington, Alan Port, Tim Barrett

Public Speak:

None

Minutes:

Motion : Approve Minutes by Mr Perry. Seconded Hans. Unanimous approval

North 40 update

Don explained not a lot of news. WC beginning its work on evaluating the environmental condition of the site, appraisal, usability analysis. WC still aiming for an end of August information release to the real estate community and soliciting offers for a planned Trustee meeting on 10/31. Don also said there is a meeting for Town Boards scheduled for 8/13.

Due Diligence

Andy relayed information from Dave Hickey Town Engineer that the boring work is complete and results are expected in a few weeks. Also an RFP for demolition of the buildings is going out later this week.

MA 30B procurement process review

Tom Harrington lead the group through a review of why MA 30B is the preferred procurement process for 900 W vs. a public construction procurement. In short, public construction procurements must take the lowest qualified bidder while MA 30B allows for a more qualitative analysis of the bids looking for the bid that best meets the Town's goals for the project. All are in agreement that a good bid includes more than just lowest cost but also good materials, layout, amenities, operational procedures, programming, etc.

Recommendation to add an RFI step into the Procurement Process

Tom lead this discussion as well suggesting that 900 W Committee start with a Request for Interest (RFI) to begin its search for a partner. There were many advantages including creating an opportunity to learn more ideas for the use of the site, give potential partners a low cost ability to have a dialog with the Town regarding each sides objectives, gather more info on lease options and arrangements, etc. The RFI is expected to generate more satisfactory responses to the more critical RFPs later. With the possibility of the town's acquisition of the North 40 providing unforeseen space for one of the three uses, a more broad and less constrained solicitation seemed more

appropriate. The suggestion was to make the RFI less prescriptive to promote creativity as well as keep open the opportunity for the projects to be built at a lower cost without requiring prevailing wage which could add 20% to the cost of construction for the project(s).

Tom further led a long educational but inconclusive discussion about what would trigger a requirement for a project to be required to pay "prevailing wage". The conclusion is that there are many considerations causing the question to be very gray but noted that the more independent the private partners' plans are, less Town's specified requirements, the more likely prevailing wage may not be necessary. Other considerations were objectives vs. detailed requirements, longer lease, source of monies for payment, does the development remain in private hands or transfer to the public at lease end, specialized project nature, etc.

Many in the group were left uneasy fearing a loss of control with less details but the RFI approach was adopted.

Next Meeting:

The next meeting was scheduled for Aug 21th at 7pm at Warren to review STM requirements and more on North 40.

Motion: To adjourn by Marjorie

Seconded: By Miguel

Vote: All in favor

Meeting adjourned at 8:44 pm.

Respectfully Submitted,

Andrew Wrobel