

900 Worcester Street Committee

“A once in a lifetime opportunity”
Wellesley Townsman

March 5, 2014

2012 STM Approved by 94% vote...

	<u>Funding Source</u>		<u>Total</u>
	<u>CPA</u>	<u>Tax Impact</u>	<u>Appropriation</u>
Purchase price	\$ 2,375,000	\$ 1,425,000	\$ 3,800,000
Property tax bills	35,583	21,350	56,933
Survey, site assessment & wetlands delineation	33,589	20,153	53,742
Oil tank removal	3,438	2,063	5,500
Building demolition	102,391	61,434	163,825
Traffic study including peer review	21,875	13,125	35,000
Legal fees	12,500	7,500	20,000
Consultant	15,625	9,375	25,000
	<u>\$ 2,600,000</u>	<u>\$ 1,560,000</u>	<u>\$ 4,160,000</u>

Requiring Public / Private Partnerships

	Funding Source			Total
	<u>Tax Impact</u>	<u>CPA</u>	<u>Private</u>	
Land acquisition	\$ 1,601,691	\$ 2,669,484		\$ 4,271,175
Parking, drainage & landscaping	142,275	237,125		379,400
Traffic mitigation	150,000	250,000		400,000
Field	660,000	360,000		1,020,000
Safety netting	17,600			17,600
Lights			300,000	300,000
Skating rink			5,000,000	5,000,000
Pool			9,500,000	9,500,000
	<u>\$ 2,571,566</u>	<u>\$ 3,516,609</u>	<u>\$14,800,000</u>	<u>\$20,888,175</u>

- Subject to final appeal and acceptable due diligence leading to close.

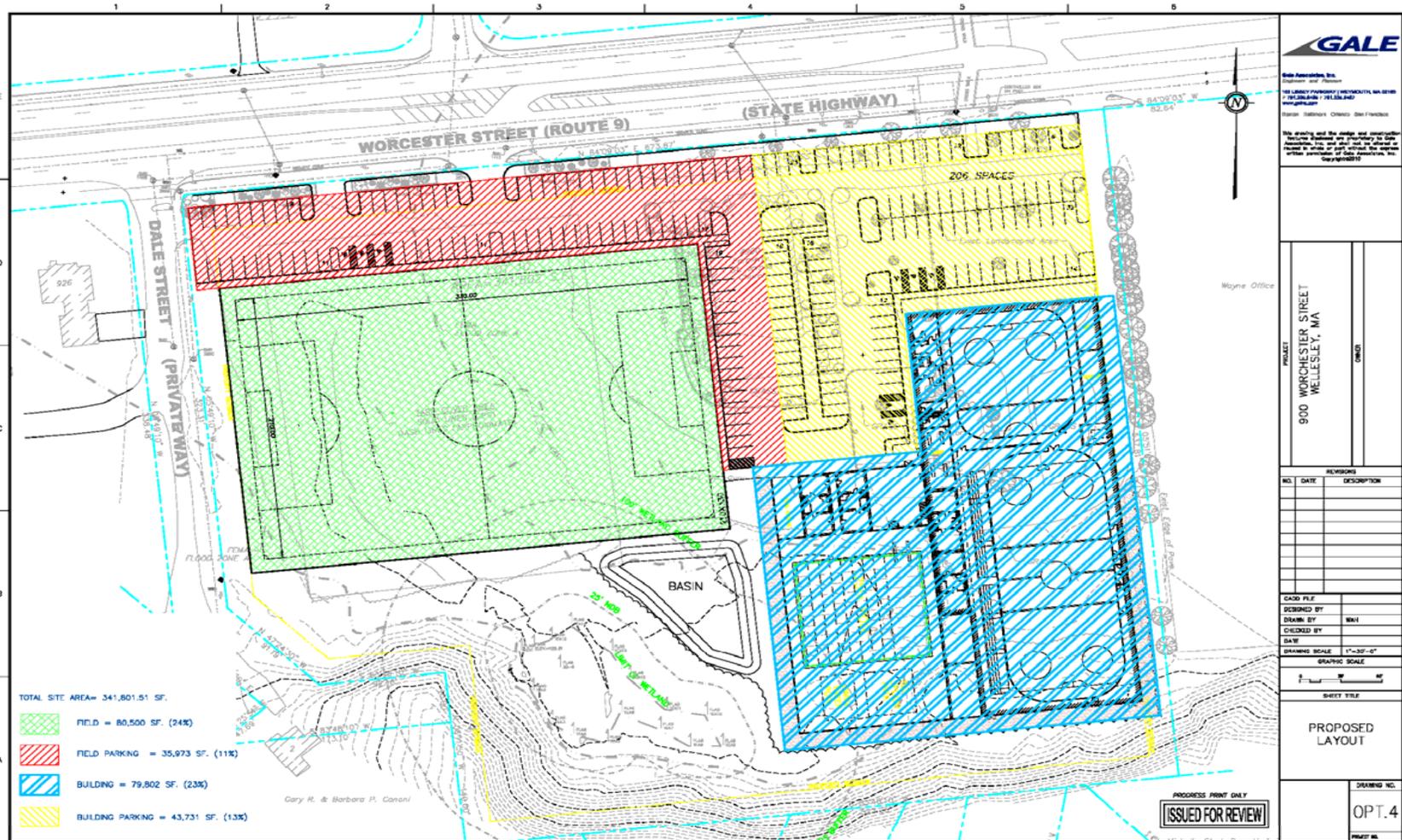
900 Worcester St. Committee

Member	Representation
Andy Wrobel	Chair, Rec Commission
Don McCauley	Selectmen
Deb Carpenter	Planning Board
Joan Gaughan	Natural Resources
Wendy Paul	School Committee
Barbara McMahon	Community Preservation
Miguel Lessing	Council on Aging
Tim Barrett	Neighborhood Rep
Rose Mary Donahue	Emeritus

Member	Representation
TBD	Rec – Field Appointee
David Perry	Rec - Rink Appointee
Jim Conlin	Rec - Pool Appointee
Hans Larsen	Executive Director
Mike Pakstis	DPW Director
Dave Hickey	Town Engineer
Meghan Jop	Exec Dir's Office
Ann Rappaport	Advisory

- **Over 16 additional Wellesley Residents active on subcommittees**
 - Many with specific expertise or interest
 - Many new town volunteers

Background: Preferred Site Layout



*** Still meets CPC 62.5% contiguous field and open space requirement**

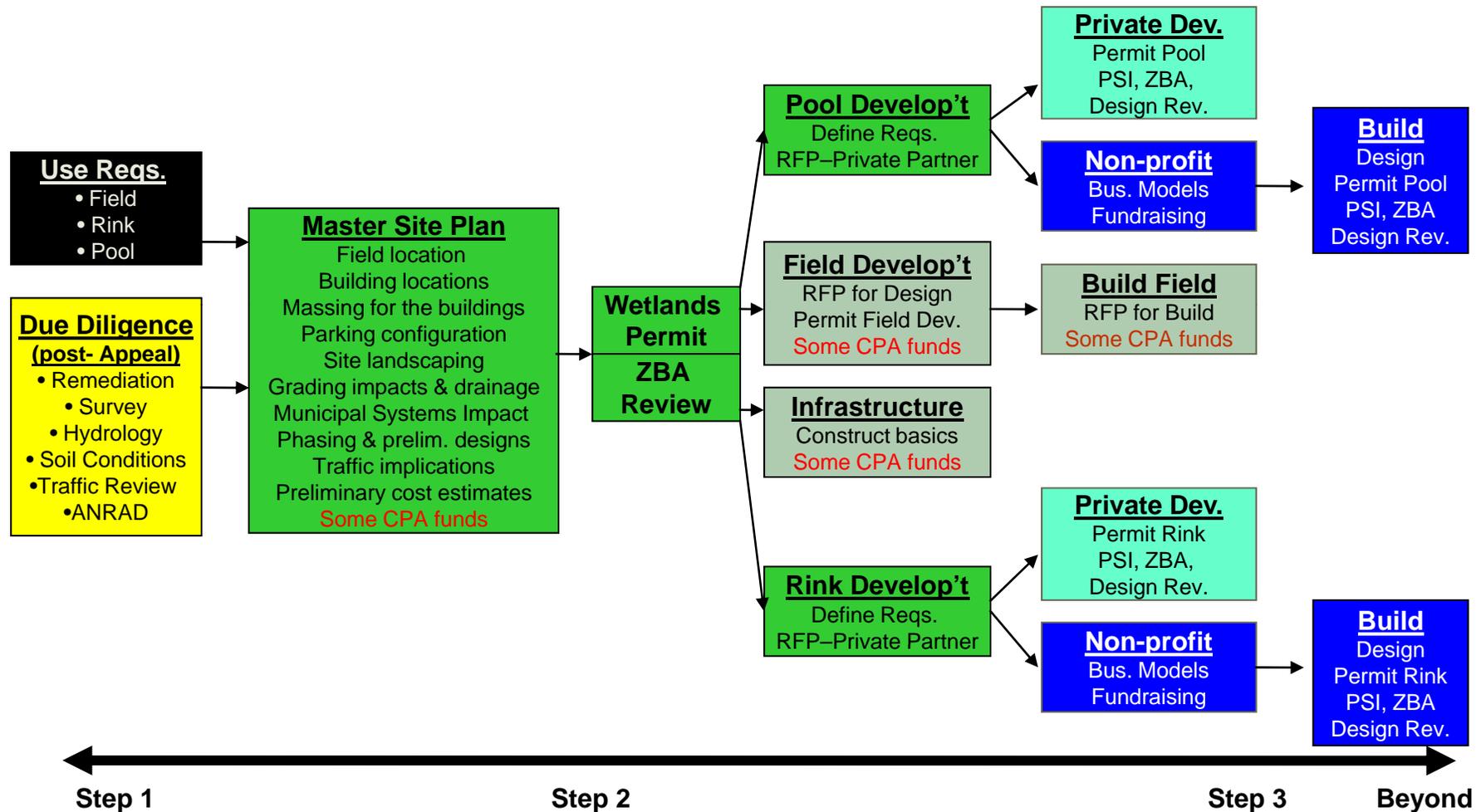
3/5/2014

Procurement Process Analyzed

Use “Public Construction” or “MA 30B” procurement?

- **30B procurement process better for 900 Worcester St.**
 - RFP defines facility and bidder requirements
 - RFP defines project goals and objectives
 - Scoring matrix defines “superior” respondent (not just lowest cost)
 - Better design and materials
 - Preferred access (lower fees and/or better hours)
 - Specific amenities
 - Town compensation
 - Promotes respondent creativity and competition
 - Increases partnership and chance for economic success of project
 - Reduces Town design costs and operating cost risks
- **Requires use requirements and more business model knowledge**

Development Process Mapped Out



Process reflects view that “private sector” developer and operator is preferred

3/5/2014