



Nichewaug Inn Warrant Articles at the **Special Town Meeting** at 7:30 PM on September 21, 2015



Five Nichewaug Inn Warrant Articles

Presentation

- Quick History of the Property
- Quick Overview of the Site
- The Town's Choice
- Five Nichewaug Inn Warrant Articles
 - Different options, different outcomes, different costs

Quick History of the Property

- 1899 - Shingle front building, operated as Inn
- 1950s - Brick Academy wing built onto back, operated as a girls parochial school
- 1973 - Maria Assumpta Academy closed
- 1980s - Building ceased to be lived in
- 2007 - Town voted to accept property as gift
- 2010 - Town voted to demolish with anticipated grant funding (unsuccessful)

Nichewaug Property Plot Plan



Quick Overview of the Site

- 6.7 acre parcel - now owned by the town
- 100,000 square foot building
- Within Federal and local Historic District:
Petersham Common Historic District is on
National Register of Historic Places
- Primary and secondary well - inactive
- Septic - outdated
- Electricity - shut off

Site Information Available on the Town's Web Site

A lot of *Due Diligence* has been done:

- Asbestos (2007, 2014) reports
- PCB report (2014)
- Limited Phase II Site Assessment (2010)
(To assess potential historical environmental contamination)
- Septic and Well report (2009)
- Soil report (2009)

The Town's Choice

- What to do with this property ?
- Strongly-held views by some residents but many people's views have not been heard
- Big decision with important budgetary, aesthetic, and community implications
- A 2 person Selectboard should not decide
- Various options are being presented to voters with different costs and outcomes

Five STM Warrant Articles

Concerning the Nichewaug Inn Property

- Article 6 Convey Property for Redevelopment
- Article 7 Total Demolition
- Article 8 Demolition of Connector Wing Only
- Article 9 Abatement of Hazardous Materials
- Article 10 Hire Consultant to Prepare Options
for the Property

All but Article 10 require a 2/3rds Vote

Transfer, Reuse & Redevelopment - 'Request For Proposal' Process -

- RFP Posted and distributed in November 2014
- Building Walk-thru in December and in May
- 3 Interested developers initially
- 2 Proposals received by deadline in February
- Nichewaug Inn Evaluation Committee review
- 1 Proposal withdrawn
- 1 Proposal remaining

Proposal from Michael Tavares

- Proposal Submitted February 28
- Public Presentation in Town Hall on May 19
- To redevelop the buildings into a mixed-use development with 38 residential units, 22 units for 55+ population
- His proposal and his responses to questions from the Nichewaug Inn Evaluation Committee, the Selectboard, the AFC, and town residents are all posted on town's web site.
- Many questions here regarding financing, scale of development, real estate market, cost to town, timing, etc.

Article 6 - Redevelopment Article

Would authorize conveyance of the property to the developer chosen through the RFP process and for the Selectboard to begin negotiations for the terms of the redevelopment while safeguarding the town's interests

See Warrant Article Language

Abatement & Demolition Articles

- Article 7 Total Demolition - includes abatement
- Article 8 Demolition of Connector Wing
Or “Partial Demo”
includes abatement
- Article 9 Abatement of Hazardous Materials
(i.e. removal of all hazardous
materials: Asbestos and PCBs)

Abatement & Demolition Bids

Received August 12, 2015

Four bids were received:

<u>Contractors</u>	<u>Abatement</u>		<u>Demo Connector</u>		<u>Demo Remaining Bldgs</u>		<u>Total</u>
ABW, Springfield	494,729	+	139,700	+	337,200	=	971,629.
NASDI, Woburn	822,000		192,000		639,000		1,653,000.
Compass, Ludlow	790,342		168,959		722,803		1,682,104.
SMI, Norwood	755,000		250,000		775,000		1,780,000.

Abatement and Demo Costs

Low Bid from Associated Building Wreckers (ABW),

Recommended by HLS, town's consultant handling bidding

Work	10% Contingency	Asbestos Monitoring & Project Management	Totals
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For Total Demolition (includes abatement)

\$ 584,202. + \$ 524,590 (includes 10% contingency) = **\$ 1,108,792.**

For Demolition of Connector Wing Only

(includes abatement)

\$ 584,202. + \$ 153,670 (includes 10% contingency) = **\$ 737,872.**

For Hazardous Materials Abatement Only

\$ 494,729 + 10% contingency + \$40,000 = **\$ 584,202.**

Dollar amounts in Draft Warrant Motions

<u>From Stabilization Fund</u>	<u>To Borrow</u>	<u>Total</u>
Art. 7 - Total Demolition		
\$ 358,792	\$ 750,000	\$ 1,108,792.
Art. 8 - Partial Demolition		
\$ 357,872	\$ 380,000	\$ 737,872.
Art. 9 - Abatement of Hazardous Materials Only		
\$ 354,202	\$ 230,000	\$ 584,202.

Article 7 - Total Demolition

Arguments made for Total Demolition:

- Addresses a significant fire danger to the Town, such a fire would potentially be very damaging to public health, the town's economy, environment and budget
- The building is deteriorating
- Redevelopment deemed not economically feasible

The Demolition:

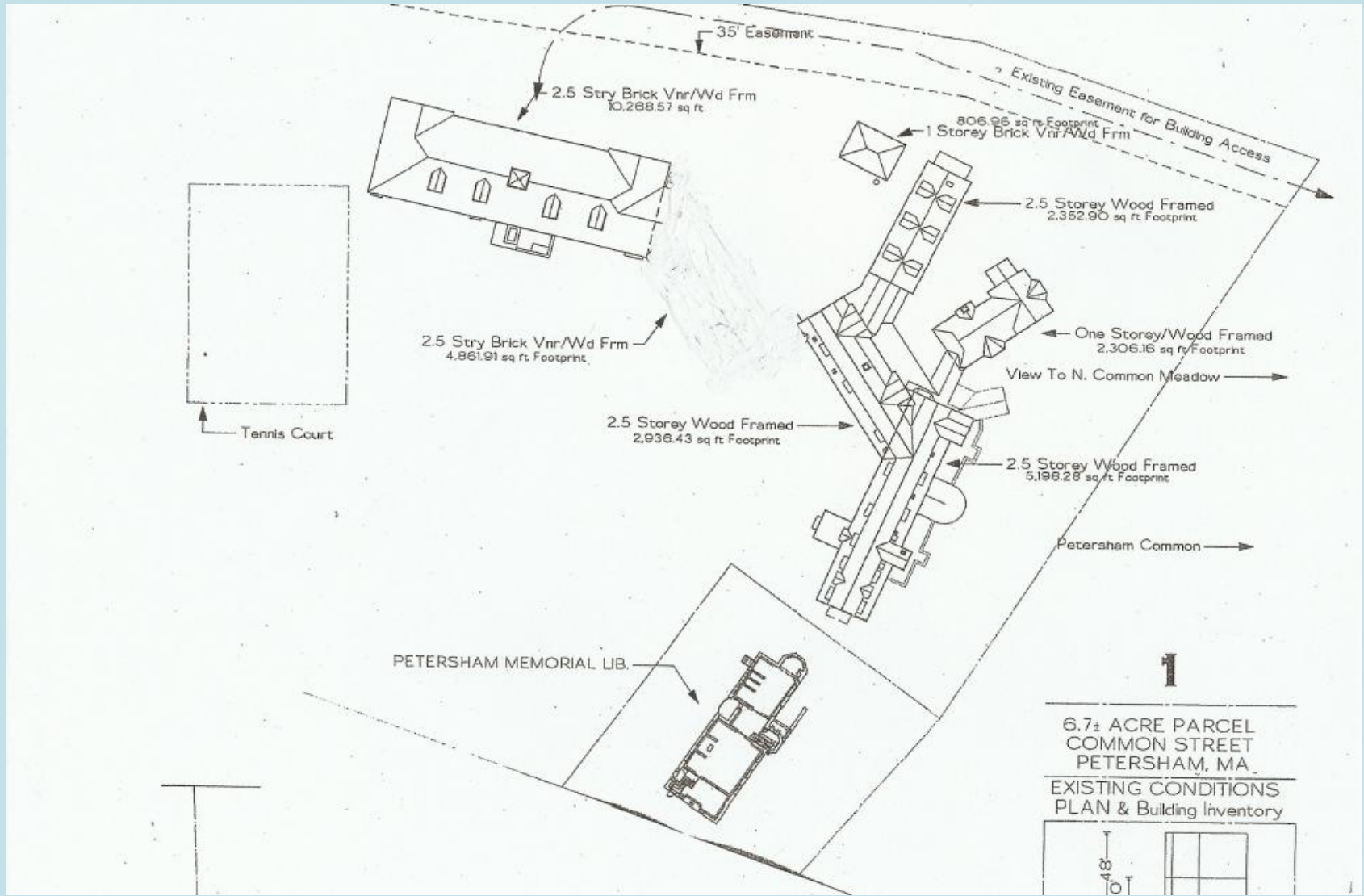
- The Bid Specification document lays out the terms of how the abatement and demolition are to be done

(The garage to be kept for Fire Department storage of antique fire trucks)

Demolition Specs

- All above-ground building materials removed
- Foundation broken up, pushed in and buried 5 feet deep
- Covered with 'structural fill'
- Regraded with 8" of topsoil and seeded
- Old septic pipes remain

Article 8 – Demolition of Connector Wing



Demolition of the Connector Wing

Another Option

- Provides a cheaper option now than total demolition (although still not a complete solution);
- Reduces somewhat the fire danger by making two separate buildings about 100 feet apart;
- Includes abatement of hazardous materials in all buildings;
- Downsizes the footprint of the large building by about **17%** potentially making the property more economically viable for redevelopment;
- Questions remain concerning the impact partial demolition may have on the ability to receive Federal and State historic rehabilitation tax credits

Article 9 - Abatement of Hazardous Materials

Important to address this threat to the community

- Asbestos & PCBs (Unit Prices for 9 items), e.g.
 - Asbestos on ceiling
 - Floor tiles
 - Pipe insulation
 - PCB in window glaze
- For concealed hazardous materials beyond the *anticipated* amounts already included in the Abatement base bid specs, there are unit costs to remove the additional discovered material
- The unit cost prices work both ways, to increase *or reduce* costs
- Budget to include a 10% contingency to cover such costs

The Abatement or Demolition Process

- Abatement and/or Demolition Contract would likely be awarded on September 23rd to Associated Building Wreckers of Springfield, MA
- Conditions of Abatement and Demolition project per Bid Specs include:
 - Safety fence surrounding property
 - Wetted materials to keep dust down
 - Etc.
- Asbestos Monitoring and Project Management of Abatement and Demolition Contractors by a third party (39K bid)

Abatement / Demo Schedule

- September 23 Award abatement &/or demo bid
if approved at STM 2 days before
(within 30 working days of receiving bids)
- May 20, 2016 Abatement to be completed
(Town is not paying extra to do under
'winter conditions')
- July 22, 2016 Building Demolition and Site
Remediation to be completed
(would begin after abatement)

What Happens Next?

- Whether the Town votes for abatement, demolition, or to do nothing there are still many planning and reuse issues for the Town to resolve.
- Deciding what types of uses the town wants here: town or private? at what scale? with what funding? etc.
- We need to hire an outside expert to help the Town determine feasible options

ARTICLE 10 -

Develop Options for the Nichewaug Inn and Academy Property

“To see if the Town will vote to authorize the Selectboard to hire a consultant to work with the community: to investigate fiscally sound options for the future use, development, redevelopment, disposition, and/or sale of the Town-owned property located at 25 Common Street, Assessors’ Map Parcel Number 48; to evaluate how the property could help address the water and septic needs of the adjacent Petersham Memorial Library; to identify relevant grant and other funding opportunities; and to prepare a plan for this property presenting various options prior to the 2016 Annual Town Meeting; or act in relation thereto.”

Attend the
Special Town Meeting
at 7:30 on
Monday, September 21st

Thank you to:

Nichewaug Inn Evaluation Committee, Fire Department, Police Department, Town of Petersham staff, AFC, volunteers and many others