

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

1.0 Description

The 900 Worcester Street Committee (“Committee”), in support of the Town of Wellesley (“Town”), is seeking information describing how a private or nonprofit entity would develop and operate the 900 Worcester Street Property (“Property”), also known as the former St. James the Great property, with the recreational facilities described below. The Town does not intend to operate any of the uses except, perhaps, a turf field with lights.

All respondents will have an opportunity to meet with the Committee and explain the benefits of their recommended physical structure and site plan, operating practices, and programming plans. Respondents may also ask the Committee questions at a public meeting or by email. The Committee plans to use the responses to inform their ideas for the Property and may include certain components in a future RFP(s).

2.0 Background

Wellesley’s population is highly educated, and residents expect, and are willing to pay for, top quality local products and services. Wellesley residents are serious about health and wellness, exercise and fitness. The adult obesity rate in Wellesley ranks eighth lowest in Massachusetts. Youth sports participation typically leads or is near the top in the region. The Wellesley United Soccer Club is the largest youth club in greater Boston with over 1000 boys and girls participating. There are numerous privately owned adult use fitness and sports related commercial establishments in Wellesley including dance, yoga, pilates and barre studios, personal training studios, and larger health clubs including Boston Sports Club and Beacon Hill Athletic Club. Wellesley is well represented in major athletic events such as the Boston Marathon and the Pan Mass Challenge, with 50+ and 100+ participants respectively in those events alone.

The Wellesley community also expects superior Town services and is willing to invest in the Town with tax dollars to ensure those are provided, with the Town’s recently completed \$100+million state of the art high school being a prime example of that mindset. Retail thrives in Wellesley, ranging from small local businesses to national chain retailers represented in the downtown and satellite shopping areas. Convenience and high quality are characteristics which the busy residents value and for which they are willing to pay a premium.

In 2008, the Wellesley Planning Board conducted a visioning study to consider the best uses for the Property should it be developed. After multiple public meetings, Town residents expressed a strong preference that the Property, if developed for a use other than a church, be used for active recreation including a pool, rink and turf field. In 2012, the Town voted to purchase the Property and to form the Committee, which was charged with analyzing and further refining a recreational use plan for the Property. The Committee intends to make a recommendation to Annual Town Meeting in March 2015 for the use and development of the Property.

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

The Committee has been actively engaged in the process of considering and developing that recreational use plan, focusing on at least one hockey rink with spectator seating, a multi-generational use pool with handicap access, and a synthetic turf field. The Committee's preferred design criteria for each use is attached hereto as *Exhibit A*.

Where the Town is not an experienced operator of a pool, although it does operate a town beach with lifeguards, or hockey rink facility, and prefers not to take on that responsibility, the Committee believes development of the Property by a third-party or parties that would enter into a long-term ground lease or condominium arrangement with the Town would be the best way to ensure the expeditious execution of the optimal plan that would serve to enhance the quality of recreational facilities in the Town. Proposals to develop the Property, in whole or in part, will be considered.

Additional information about the Committee and Property may be found at:
http://www.wellesleyma.gov/Pages/WellesleyMA_Recreation/900%20Worcester%20Street%20Committee

2.1 Property Description

The Property is located on approximately 8 acres of land situated on Worcester Street (Route 9) near the Wellesley/Natick town line. The Property is highly visible from Route 9 on the eastbound side. The Property contains a small wetland area in the rear (southern side) of the Property and a floodplain on the western side, as shown in *Exhibit C: Wetlands Plan (preliminary)*. The Property is bound by an office building to the east, Route 9 to the north, and residential neighborhoods to the south and west, as shown in *Exhibit C*. The Property's location on Rt. 9 allows incremental traffic to minimize the impact on neighbors.

3.0 Requested Information

The Committee seeks information from interested parties to describe how a private or nonprofit entity(ies) would develop and operate recreational facilities as described in this RFI. Respondents should include in their responses:

Property Development

- Conceptual design(s) for proposed recreational facility(ies), specifically the location, mix of uses, size and proposed construction materials for facilities on the Property;
- Site improvements that would be expected as part of the development, in particular parking, utilities and ingress/egress;
- Integration of proposed facilities with surrounding abutters and neighborhoods.

Respondents are encouraged to consider alternative layouts to *Exhibit D* that may exclude/include the field and/or other compatible recreational facilities.

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

Respondents should: (a) consider that a portion of the Property that is wetlands (see *Exhibit C*) is not developable, and (b) comply with the Town's general and zoning bylaws, rules and regulations. For more information, refer to http://www.wellesleyma.gov/Pages/WellesleyMA_Planning/ZoningBylaw.

Facilities Operations

- General operating information, including hours of operations, an “example schedule” of weekly facility usage and standard operating policies and procedures;
- The “example schedule” should consider the feasibility of providing:
 - Hockey rink time (# of hours and days) for practices and games to local schools and hockey associations and how many days and hours;
 - Pool time (# of hours and days) to local schools, swimming associations and multi-generational groups (seniors and parents with young children);
 - Recreational hours (# of times and hours) for public skates and open swim time;
 - Recreational hours for skating and swim lessons; and
 - Other proposed facility uses.Please note numerous local groups have expressed interest in renting time at the facilities developed at the Property.
- Respondent's suggested contribution to the Town for its long-term ground lease.

Other

- Respondent's qualifications and prior history developing and operating proposed facilities. Please provide a list of prior developments and current facilities operated;
- Respondent's willingness to jointly develop the Property with another organization; and
- Any other factors that would best allow the Committee to understand and consider responses.

4.0 Responses

Interested parties are requested to respond to this RFI in writing by Tuesday, October 14, 2014 at 5:00PM Eastern Time to:

Town of Wellesley - 900 Worcester Street Committee
525 Washington Street
Wellesley, MA 02482
Attn: Meghan Jop

Or by email to: 900WorcesterStRFIResponse@wellesleyma.gov

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

5.0 Informational Meetings

The Committee agrees to meet with any Respondent. Meetings will be open to the public.

6.0 Questions

Questions regarding this RFI will only be accepted by e-mail to 900WorcesterStRFIResponse@wellesleyma.gov or during a public meeting. Email questions will be answered by posting answers to a FAQ on the Committee's website http://www.wellesleyma.gov/Pages/WellesleyMA_Recreation/900%20Worcester%20Street%20Committee. A transcript of all questions asked during a public meeting will also be posted to the FAQ. Therefore, questions should not contain proprietary information, as all communications will be considered public records.

7.0 RFI Limitations

THIS IS A REQUEST FOR INFORMATION only. The information provided in the RFI is subject to change and is not binding on the Town. The Town has not made a commitment to procure any of the items discussed, and release of this RFI should not be construed as such a commitment or as authorization to incur cost for which reimbursement would be required or sought. All submissions become Town property and will not be returned.

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

EXHIBIT A - Skating Center Requirements

Project Goal/Scope of Services:

The Committee is seeking responses from parties interested in designing, building and operating an attractive, efficient, and sustainable skating facility. The skating facility will accommodate and support multi-generational training, competitive and recreational skating needs of all Wellesley residents.

Approximately 600 boys and girls, ages 4-19 are currently enrolled in Wellesley Youth Hockey (WYH) programs. The WYH, Wellesley High School, Wellesley Middle School and Dana Hall School hockey programs collectively spend approximately \$500,000 per year on ice time. More predictable and convenient access to ice time will allow for increased enrollment in these programs. Combined with the ice time requirements of Wellesley figure skaters and general recreational skaters, this represents a significant revenue opportunity for a rink operator.

Recognizing the efficiencies inherent in skating facilities with multiple sheets of ice, the Town is receptive to proposals that involve more than a single sheet, e.g., 1½ or 2 sheets, subject to space availability. Otherwise, the facility should have:

- Adequate locker room space for boys and girls teams;
- Sufficient seating capacity for spectators at a High School game, or its equivalent;
- Public restrooms; and,
- Skate rental, food concession and other amenities, as appropriate for a high-quality skating facility.

Responses should specify the following:

- Anticipated size of the proposed skating facility, parking requirements and any other site requirements;

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

- Proposed months and hours of operation;
- The type of assurances that might be given WYH and other stakeholders in terms of future access to ice time;
- Key design criteria and sustainability features that would be incorporated into the design of the skating facility; and,
- How the quality of the facility's operation might be characterized in terms of the finish level of various spaces, the specification of mechanical systems, air temperature, ice temperature, ice thickness, humidity levels, etc.

The Town does not have specific expectations in these regards. Rather, we are seeking to learn how to comprehensively evaluate competing proposals.

In light of the significant acquisition cost of the 900 Worcester Street property, the Town is also particularly interested in learning what level of contribution toward the land cost might be afforded by a rink development, possibly in the form of a long-term land lease.

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

EXHIBIT B - Aquatic Center Requirements

Project Goal/Scope of Services:

The Town of Wellesley (the “Town”) wishes to expand its recreational and athletic facilities. The Town is seeking responses from parties interested in designing, building and operating an attractive, efficient, and sustainable aquatic facility on a parcel of land located at 900 Worcester Street (Route 9 East). The aquatic facility will accommodate and support multi-generational training, competitive and recreational aquatic needs of all Wellesley residents.

A town-wide survey conducted in December 2012 showed very strong resident support for a year-round aquatic facility. The survey results indicate more than 7,000 likely users in Town households, with more than 2,400 household members likely to take swim lessons.

http://www.wellesleyma.gov/Pages/WellesleyMA_Recreation/900%20Worcester%20Street%20committee in the aquatic center documents subfolder.

The facility should have pools of temperatures and depths appropriate for the identified uses.

A lap pool, with water temperature and depth suitable for swim training and competition will accommodate the Wellesley High School teams, the Wellesley Community team (WSA) and other adult and youth lap swimmers. Its size and operating schedule should support simultaneous team practice and resident lap swimming during most hours the facility is open. It should be 25 yards by 25 meters. There should be 1 meter diving capabilities. It should comply with MIAA (Massachusetts Interscholastic Athletic Association) regulations for competition.

There should be another warmer pool or pools to support seniors, therapy and rehabilitation, lessons for young children and family recreation.

The facility should provide adequate locker rooms for men/boys, women/girls, teams, those with special needs and families with young children. There should also be adequate spectator gallery, office, storage, and classroom space.

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

The above requirements are predicated upon the use of the currently available space at 900 Worcester Street; alternatives to the design, should additional space become available at the current or another location, should specify components which might be added or revised.

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

EXHIBIT C

Site map with key showing property line, floodplain, preliminary wetlands, and preliminary wetlands buffer zone.



Legend

- | | |
|---|--|
|  Flood Plain (7/17/12) |  MADEP Wetlands (1:12000) |
|  Wellesley Wetlands (1:4800) |  Wetland Buffer Zone (100') |

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

EXHIBIT D

**2012 – Potential Land Use with an Aquatic
Center, Skating Center and Field**

This exhibit is a “land use schematic” commissioned by the 900 Worcester St Committee working with Gale Associates in 2012 as part of its feasibility work for the site. Gale Associates was asked to show how an aquatic center, skating center, field, and parking for 200+ cars could fit on this site around the preliminary wetlands delineation, steep topography on the back (southern side) of the property, and respecting current curb cuts on Worcester St. (Rt. 9).

The aquatic center was more than a 6 lane pool. Its objectives were to have:

1. enough lanes to support swim practices and member lap swimming simultaneously
2. a warm water therapy/tot lessons pool
3. diving well
4. sufficient locker rooms and storage
5. entry area
6. a spectator area (second floor)
7. fitness center (second floor)
8. management office space (second floor)

The aquatic center shown in the site layout is a structure approximately 110' x 206' with an additional 50' x 110' on the second floor. It was sited on the property to allow a “view” of the trees, rocks, and plants in the wetlands and along back of the property through windows that might be along those sides of the facility. Revenue for the facility was assumed to include memberships, lesson, open swim, and other programming.

The skating center was at least one rink. Its objectives were:

1. at least one sheet of ice
2. sufficient locker rooms, referee room, Zamboni space and storage
3. some spectator seating
4. entry area
5. concession capacity for skate shop and soft drinks

The skating center shown is approximately 325' x 140' representing 1.5 sheets of ice. It was sited on the property to allow more short distance access for youths with heavy hockey bags from the adjacent commercial property's parking lot during evenings and weekends (no agreement exists for that arrangement). Revenue for the facility was assumed to be predominantly ice rental at market rate to Wellesley Youth Hockey and the Wellesley Public Schools, along with some concessions and other revenue.

The aquatic center was not assumed to be integrated with the rink but one operator could make more efficient use of the entry space, concessions, and operations.

**TOWN OF WELLESLEY
900 WORCESTER STREET COMMITTEE
REQUEST FOR INFORMATION
SEPTEMBER 9, 2014**

The field was a lit turf field. Its objectives were:

1. sufficient size to support lacrosse (men's and women's)
2. sufficient size to support soccer (men's and women's)
3. sufficient size to support field hockey
4. sufficient space was not found to support football although that was desirable
5. turf consistent with the TPE used on the Town's Sprague Fields
6. lighting to extend the use time for the fields.

This exhibit is provided for illustrative purposes only and should not limit your RFI potential uses for the 900 Worcester St site.

