

100 Rustcraft Road

Options to Utilize for Municipal Needs



The Property

- 100 Rustcraft Road in Dedham was acquired by the Davis Companies of Boston at a Public Auction on February 21, 2013 for the sum of \$21 Million Dollars
- The Davis Companies closed on the property on March 8, 2013
- 100 Rustcraft Road currently has about 200,000+/- sq. ft. of vacant space
- The Davis Companies has expressed a high level of interest in working with the Town to utilize a portion of the vacant space at 100 Rustcraft Road to accommodate multiple municipal uses

Municipal Needs

- Over the years the Town has identified needs for new municipal facilities for Police, Fire, Council on Aging, Town Hall, Public Works, Parks and Recreation Maintenance, Library, Community Center and possibly Central Vehicle Maintenance
- To build single facilities for each of these identified needs would require a long-term financing and building plan
- To build one single facility that could accommodate many of the identified municipal needs is another option to be considered
- Approximately 18 months ago the Town solicited bids from local property owners who might be interested in leasing or selling property that could possibly house multiple town departments

Possible Uses at 100 Rustcraft Road

- ❖ Police Station
- ❖ Town Hall
- ❖ Senior Center/Council on Aging
- ❖ Public Works Garage and Offices
- ❖ Central Vehicle Maintenance Garage
- ❖ Central Fuel Depot for All Town Vehicles
- ❖ Infrastructure Engineering Offices
- ❖ Parks and Recreation Maintenance Garage
- ❖ Ancillary Offices such as the Retirement Board and/or the Credit Union (sub-leases)
- ❖ Fallon Ambulance Garage (sub-lease)
- ❖ District Attorney Forensic Lab (sub-lease)

Direction for BPCCC

- Update the needs and space analysis for all municipal building needs. This study has not been updated since 2004 (Earth Tech Study)
- The BPCCC is in the process of evaluating the existing conditions of all municipal facilities with the assistance of the Central Facilities Director. It is the goal of the BPCCC to create a Master Plan for all municipal facilities that identifies existing conditions and plans for future improvements
- BPCCC should also evaluate the conventional approach of municipal facility needs by building individual structures based on priority and available funding, and should evaluate the alternative approach of building/leasing one facility to accommodate multiple municipal needs in a single location

Multiuse-Facility Approach (100 Rustcraft Road)

- One Stop Service for Residents and Businesses
- More Efficient, Increased Interaction for Town Government
- More Efficient Maintenance and Operation of Facility (utilities, cleaning and repairs)
- Shortens the Master List of Facility Needs by Addressing Multiple Departments in One Project
- Low Impact to the Neighborhood (compared to existing zoning for light industrial)
- Provides Added Parking Capacity (presently a challenge for Town Hall, Police, COA and DPW)
- Potential for Establishing a Fuel Depot for all Town Vehicles (previously identified need)
- More efficient financing and approval process
- Shortens the timeline to comprehensively address municipal facility needs

Financial Considerations

- By potentially locating Town Hall, Public Works, Police, and Council on Aging to 100 Rustcraft Road, Town Hall, Public Works and the Police Station become available for reuse and/or leasing opportunities.
- These opportunities are market driven but they are desirable locations because of their amenities and because of their geographic location
- It is conceivable that the Town Hall could be leased at \$15 per square foot of space which would yield an annual rent of \$300,000
- The Police Station Site could be leased to include either the building and land or just the land at a rate of \$10 and \$5 per square foot. The Police Station includes approximate building space of 8,000 square feet which would yield \$80,000 or \$40,000 per year depending on the scenario used
- DPW is an added possibility for lease or sale with a value yet to be determined

Action Steps

- Authorize the TA and Chairman of the BOS to conduct a preliminary meeting with the Davis Companies with the assistance of Town Consultant John Sisk to determine lease or purchase options for 100 Rustcraft Road
- TA requests the BPC to update the Earth Tech Study and to seek advice to determine which development option(s) are best for the Town
- Direct the TA, Chairman of BOS and Town Consultant John Sisk to work with the Davis Companies to identify space requirements and to determine if a conditional P&S Agreement can be reached for Town use of a portion of the vacant space at 100 Rustcraft Road
- If a Conditional P&S Agreement can be reached, review with BOS to discuss the elements of the Agreement

Action Steps

- If the determination is made to pursue the Conditional P&S Agreement, Town would direct Town Counsel to prepare the Conditional P&S Agreement. The Town would also prepare a Uniqueness Statement and post it in the Central Register for 30 days. The Uniqueness Statement would identify why this property is “unique” to the Town’s needs and why it is seeking approval to acquire it. (Same process followed for SMA, St. Mary’s and 427 Washington Street)
- BOS/TA/Finance Director meet to discuss financing options and the disposition of Town facilities that would be vacated if those departments were relocated
- BOS/TA/BPCC conduct hearings to present the findings and concepts to the public
- Present the option(s) and concept(s) to Town Meeting in the Fall of 2013 and seek appropriations as necessary