



Dedham Town Offices

100/150 Rustcraft Road

09/19/13

The Property

- * The property located at 100/150 Rustcraft Road in Dedham was acquired by the Davis Companies of Boston at a Public Auction in February of 2013,
- * The Davis Companies closed on the property on March 8, 2013,
- * The portion of the property that Dedham is considering obtaining currently spans about 225,000 sq. ft. of vacant space,
- * The Town has had formal discussions with the Davis Companies to negotiate a price to acquire a portion of the building and the adjacent land to accommodate multiple Town Government operations,

Identified Occupants for Rustcraft

- ❖ Police Station
- ❖ Town Hall
- ❖ Senior Center/Council on Aging
- ❖ Engineering Offices
- ❖ Parks and Recreation Program Space/Garage
- ❖ Ancillary Offices such as the Credit Union (sub-lease)
- ❖ Room for future expansion including the possibility of further consolidating town government operations under one roof

Benefits of a Single Facility

- ★ One Stop Service for Residents and Businesses
- ★ Improves the Efficiency of Delivering Town Services
- ★ Improves the Interaction and Communication between Town Departments
- ★ Allows for the Consolidation of Facility Maintenance Needs
- ★ Addresses Multiple Facility Needs that have been Previously Identified
- ★ Low Impact to the Neighborhood (vs. what is allowed by existing zoning)
- ★ Added Parking Capacity for utilizing and participating in Town Government

Individual building approach

- ✦ Follows Master Plan based on the described needs of Town Departments
- ✦ Would Require A Separate RFP Process for each Building
- ✦ Separate Process with Town Meeting for each Building
- ✦ Individual Buildings would be Built over a Longer Timespan
- ✦ Additional Costs for Individual Buildings (rate of inflation)



Dedham Senior Center



Dedham Police

The Letter of Intent

- ❖ Action by the BOS and TDC to Approve a Letter of Intent to Purchase the Property
- ❖ The Project Cost is based on \$28 Million Dollars
- ❖ This amount includes \$18 Million Dollars to Purchase the Property from TDC and \$10 Million Dollars to Fit out the Town's Facility Needs for Town Hall, Police Department, Senior Center, Park and Recreation, and Credit Union (lease space)
- ❖ Funding for this Project is being provided entirely from the Robin Reyes Capital Stabilization Fund and from existing borrowing capacity within the Town's Operating Budget. This is not proposed as a Debt Exclusion Project.

Next Steps

- * Public Informational Meeting on Thursday October 3, 2013 at 7 PM at the Dedham Middle School
- * Fin Com Warrant Hearings October 1st, 8th, 15th and 16th
- * Site visits at the Rustcraft Building on Wednesday October 16th and Wednesday October 23rd at 3 PM and 6 PM all are Welcome
- * Mini Town Meetings November 4th and 5th (if needed) 7 PM at the Middle School
- * Special Town Meeting Monday November 18th and 19th (if needed)

