

FALMOUTH TOWN COUNCIL
ORDER TO SELECT A PREFERRED DEVELOPER AND BUILDER
FOR THE WORKFORCE HOUSING PROJECT ON WOODS ROAD.

Public Comment: September 22, 2008

Adopted: _____

WHEREAS, the Town Council in November 2007 received a report from the Ad Hoc Workforce Housing Committee along with an authorization request to move forward with a Request for Proposals for a Workforce Housing Subdivision; and

WHEREAS, the Town Council in January 2008 voted 5-1 to authorize the Town Manager to advertise and request proposals for a Workforce Housing development on a Town-owned parcel of land adjacent to the new police station on Woods Road; and

WHEREAS, a Request for Proposals for the Woods Road site was released by the Town on February 27, 2008; and

WHEREAS, the Town received six proposals from developers by the RFP deadline of April 23, 2008; and

WHEREAS, the Town Council on March 24, 2008 unanimously voted to establish a Workforce Housing Commission; and

WHEREAS, the Council charged the Commission to:

1. Review proposals from developers for Woods Road Workforce Housing Project, and make a recommendation to Town Council for a preferred developer.
2. Work with the preferred developer selected by the Town Council to prepare final proposal for review by Town Council;
3. Make a recommendation to the Town Council regarding the ongoing management of the Woods Road Workforce Housing Project; and

WHEREAS, the Commission reviewed all six proposals and interviewed all six developer teams; and

WHEREAS, the Commission selected two developer finalists – Developers Collaborative and Portland Builders/Greater Brunswick Housing Corporation - and obtained references for each, visited an affordable housing site built by each, and obtained responses to follow-up questions from each; and

WHEREAS, the Commission met a total of 12 times during this evaluation process; and

WHEREAS, the Commission established a presence on the world wide web and posted all relevant at this website; and

WHEREAS, interested members of the public were notified of each Commission meeting and public input was obtained at each step of the evaluation process; and

Woods Road Workforce Housing Project – Preferred Developer Selection

Adopted _____

Page 2

WHEREAS, throughout this process the Commission obtained valuable advice from John Gallagher, Executive Director of Westbrook Housing; and

WHEREAS, the Commission is recommending a “preferred developer” based on the following criteria as stated in RFP:

1. Qualifications and experience to develop workforce, home-ownership housing;
2. Experience working with, and obtaining input from, the public
3. Approximate number and type of units and level and longevity of affordability that are being proposed;
4. Conceptual site layout and architectural design sketches;
5. Financial feasibility, anticipated sources of financing and assistance requested from Town; and

WHEREAS, the Commission added two additional evaluation criteria:

6. Perception of Developer & Team by Falmouth residents, and
7. Overall Presentation (detail, people, thought process, understanding, ability to answer questions, etc.); and

WHEREAS, the Commission found during its discussions regarding the two developer finalists that each group had similar strengths, but also had strengths that were separate and distinctive; and

WHEREAS, the Commission felt that Developers Collaborative was a “developer without a builder” and that Portland Builders was “a builder without a developer;” and

WHEREAS, the Commission agreed that the best team to lead Falmouth’s Workforce Housing project on Woods Road is a combination of the Developers Collaborative team as the preferred project developer and Portland Builders as the preferred project builder; and

WHEREAS, both Developers Collaborative and Portland Builders are agreeable to work together on the Woods Road project; and

WHEREAS, the Commission documented its evaluation process in a written report with attachments; and

WHEREAS, the Commission presented this evaluation report to the Town Council; and

WHEREAS, the Town Council distributed a meeting notice to project abutters as a courtesy and invited public comment on the Commission’s recommendation; and

WHEREAS, the Town Council finds that the Commission has conducted a fair and thorough evaluation process.

NOW THEREFORE BE IT ORDERED, by the Falmouth Town Council in Town Council assembled, that Developers Collaborative and Portland Builders be selected as Preferred Developer and Preferred Builder respectively for the Woods Road Workforce Housing Project; and

Woods Road Workforce Housing Project – Preferred Developer Selection

Adopted _____

Page 3

BE IT FURTHER ORDERED, that both parties work with the Workforce Housing Commission to prepare a detailed proposal for Council consideration; and

BE IT FURTHER ORDERED, that the detailed proposal include at a minimum the Round Two Submission Requirements as articulated in the Request for Proposals; and

BE IT FURTHER ORDERED, that the selection of a developer and builder for the Woods Road project is not final until approval by the Town Council of the Round Two Submission proposal; and

BE IT FURTHER ORDERED, that the Town Council reserves the right to reject any or all submissions and to negotiate development features and funding terms in order to best serve the interests of future residents.

Adopted by the Falmouth Town Council on _____, 2008, at its regular meeting.

Acting Town Clerk: _____ Dated: _____