

4/21 MINUTES WESTFIELD RFP REVIEW

Meeting open 6:35

Attendees: Bill Heaney, chair, Joe Mulkern, Sandy Slavin, Bruce Sauvageau, Dave Nilson

Absent Jim Franklin, Michele Rose

BOS: Cara Winslow, Steve Holmes, Mike Schneider, Ellen Begley

Guest Jane Donahue, Dave Begley, Mark Andrews

4/7 minutes were not available. 4/14 minutes approved 5-0-0

This is a Joint meeting with BOS.

Regarding the number of units – Donahue stated that she never expected that this project would exceed 200 units and did not expect this project to reach the 40B target for the town.

Topics discussed – recreation piece, # of units for 40B and future needs.

Article #84 from fall 2010 town meeting – questions

'lottery' discussion with housing authority

Developer – chappa – dhcd

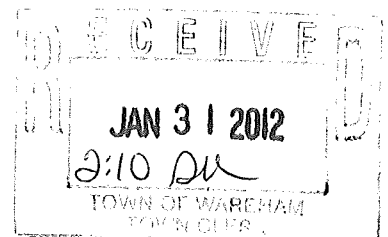
The 70% preference to wareham residences

of units increase to 280 units range 200-280

Reviewed rpf page by page with comments by bos members

Meeting closed 8:20

7-0-0
approved 1/24
S. Slavin



5/5 MINUTES WESTFIELD RFP REVIEW

Meeting open 6:35

Attendees: Bill Heaney, chair, Joe Mulkern, Sandy Slavin, Bruce Sauvageau, Jim Franklin

Absent, Michele Rose, Dave Nilson

4/7 minutes were not available, 4/21 joint meeting with bos, 4/28 no meeting
3/31 minutes approved 4-0-1

Voted to accept and submit version #5. 5-0-0.

Pending updates in several sections.

Page 4 – need for affordable housing -waiting 2010 census data

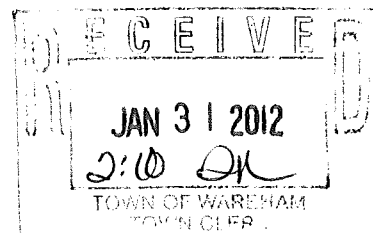
Section XIII – proposed process and schedule of events must be updated by TA

Meeting closed 8 pm

submitted

Sandy Slavin

3-0-1
approved 1/24
S. Slavin



8/25/11 MINUTES WESTFIELD RFP REVIEW

Meeting open 5:30

Attendees: Bill Heaney, chair, Joe Mulkern, Sandy Slavin, Bruce Sauvageau,
Absent, Michele Rose, Dave Nilson, Jim Franklin

Guests: Susan Green, Mark Andrews, Derek Sullivan, Peter Sanborn

5/5 minutes – no action

BOS extended time for rfp responses to 11/10/11

BOS extended appointments to 12/31/11

RFP reviewed and Peter (CEDA) and Mark (TA) requested consideration of 11 changes to the rfp

1. Section III.2 – remove nitrogen net zero requirement 4-0-0
2. Section IV.1.d – consider modifying term of local preference to 70% if approved by dhcd4-0-0
3. Sect IV.1.f.i. – regarding handicap 5% units rest designed to be adaptable 3-1-0
4. Section IV.1.u – request deletion of requirement for ball fields 0-4-0
5. sectionVIII - modify to read permitted via a LIP permit 4-0-0
6. Section X.c – has town counsel reviewed lease na
7. Section X.i.iv- consider deleting conveyance na
8. Section X.6 – consider deleting general contractor bonding na - counsel
9. Sections XI.2.a.b.e – change preliminary to conceptual plans 4-0-0
10. Section XI.8.a.b – delete preliminary engineering plan 4-0-0
11. General – specify minimum annual lease amount – add \$1/year

Addendum will be sent out after BOS approval

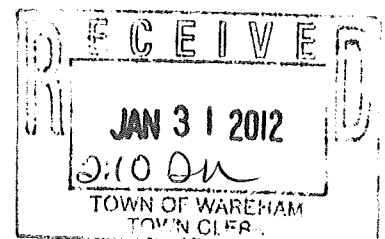
Requested that original 5 bidders form 09 be individually contacted by town admin

Requested a timeline from ta so that 11/10 is a valid due date.

Meeting closed 6:45 pm

Submitted
Sandy Slavin

3-0-1
approved 1/26
SJS dww



Westfield Project: Request for Proposals

Items Needing Clarification or Possible Reconsideration

- 1 ▪ RFP Section III.2 Town Water and Sewer (page 5) Sub-item 4 refers to the newly adopted Nitrogen Net Zero by-law. This item should be removed.
- 2 ▪ RFP Section IV. 1.d Wareham Residency Preference (page 6) Consider modifying the terms of the local preference to set a target of 70% subject to approval by DHCD or other financing agencies.
- 3 ▪ RFP Section IV. 1.f.i Description of each unit (page 7) Consider modifying language to read: "5% of the units are to be fully accessible and all units must be adaptable." designable BOLD
- 4 ▪ RFP Section IV. 1.u (page 9) Relates to construction and maintenance of new on-site soccer and football field. Consider deleting the requirement.
- 5 ▪ RFP Section VIII. Zoning and other Approvals (page 10) Consider modifying text to state the intent that the project will be permitted via a LIP Comprehensive Permit. As currently written, it could be interpreted that the town the permitting to occur through a conventional permitting process.
- 6 ▪ RFP Section X.c Proposal to Lease Premises (page 10) Has Town Counsel reviewed this section and Exhibit J?
- 7 ▪ RFP Section X.i.iv Conveyance (page 12) Consider deleting as financing agencies will review this for sufficiency.
- 8 ▪ RFP Section X.6. Subcontractor Performance Bond (page 12) Consider deleting general contractor bonding requirements should cover this.
- 9 ▪ RFP Sections XI.2.a, b and e (page 14) Consider changing "preliminary" to "conceptual."
- 10 ▪ RFP Sections XI.8.a and b (page 17) Modify to delete reference to "preliminary engineering plan."
- 11 ▪ General: Specify minimum annual or total lease amount and/or any initial payments.