

**TOWN OF WAYLAND  
REQUEST FOR PROPOSALS  
RFP #16-28  
RIVER'S EDGE REAL ESTATE DISPOSITION**

**Addendum 1**

**Note: The submission deadline to receive bids is revised to Wednesday, July 6, 2016 at 3:00 pm**

**Revised Schedule from Page 9 of bid document is attached.**

A briefing and site visit of the River's Edge real estate parcel at 484 – 490 Boston Post Road, Wayland, MA, were conducted on Tuesday, May 10, 2015. Key points mentioned:

- The Wayland Bike Path is planned for installation by Eversource, in the prior rail bed along high power lines located across Route 20 from the site, this summer.
- Final approval by Conservation Commission of project-specific plans, as a follow-up to site delineations and approvals received to date, will be required.
- Regarding traffic mitigation, Route 20 is a State road; it is unlikely that installation of traffic signals will be required and/or allowed, based on precedent in the area (nearby Landham Road in Sudbury has repeatedly requested a signal that has not been allowed by the State).
- Retail is not required, however, it is allowed, for example, as a small food service component, which is encouraged if possible to engage the outside public and provide amenity for residents on site. Note there is not a lot of parking to support larger or high traffic retail.

**Questions:**

1. I noticed a discrepancy in the tax estimate calculation. On Pg. 20, bullet point 4 states that 35% expenses will be used to calculate NOI. On "Attachment 2 To Price Summary Form: Statement of Estimated Tax Revenues", pg. 52, the form shows 30% for the expense calculation. Which is correct?  
**Response:** 30% is correct.
2. Within the 50' setback from Rt. 20, is anything allowed to be built there, particularly the leaching fields for the wastewater treatment plant?  
**Response:** Yes leach fields, driveways, other subsurface infrastructure and landscape may be built there; the zoning setback is meant to limit built vertical buildings.
3. I would like to request an extension of the response deadline.  
**Response:** The submission deadline has been extended to Wednesday July 6, 2016 at 3:00 pm.

Revised 6/7/2016 with Addendum 1

| <b>Day</b> | <b>Date</b>         | <b>Time</b>    | <b>Milestone</b>  |
|------------|---------------------|----------------|---|
| 0          | April 21, 2016      |                | Central Register Notice of RFP Availability <sup>1</sup>                              |
| 18         | May 9, 2016         | 4:00 PM        | Register for Site Tour and Briefing   |
| 19         | May 10, 2016        | 10:00AM        | Site Tour and Briefing  |
| 26         | May 17, 2016        | 4:00 PM        | Deadline for Written Questions  |
| 47         | June 7, 2016        |                | Town's Issuance of Addenda (if any)<br>and Town Responses to Questions                |
| <b>76</b>  | <b>July 6, 2016</b> | <b>3:00 PM</b> | <b>Deadline to Submit RFP Responses</b>   |
| 76         | July 6, 2016        | 3:00 PM        | Opening of Non-Price Proposals  |
| 116        | August 15, 2016     |                | Committee Evaluation of Non-Price Proposals<br>(approx. 30-40 days)                   |
| 116        | August 15, 2016     | 4:00 PM        | Opening of Price Proposals  |
| 130        | August 31, 2016     |                | Committee Evaluation of Price Proposals (appr.12 days)                                |
| 142        | September 12, 2016  | 7:00 PM        | Selectmen's Review of RFP Responses and<br>Committee's Evaluation and Recommendations |
| 143        | September 13, 2016  |                | Notice of Award   |
| 173        | October 13, 2016    |                | Land Disposition Agreement Executed (30 days)   |
| 263        | January 11, 2017    |                | Due Diligence Period Ends (90 days)   |
| 532        | October 5, 2017     |                | Local and State Permitting Completed (9 months)                                       |
| 532        | October 5, 2017     | 10:00 AM       | Closing   |

---