

10) TRANSFER OF
LAND - BOPW

DATE: MAY 18, 2015
TO: BOARD OF SELECTMEN
FROM: NAN BALMER, TOWN ADMINISTRATOR
RE: TRANSFER OF LAND FROM BOPW TO BOS FOR RIVERS EDGE PROJECT

ACTION REQUESTED: NONE

BACKGROUND:

The BOPW has agreed in principle to the attached motion, drafted by Town Counsel, to transfer land to the Board of Selectmen so the Board can issue an RFP to secure a developer of affordable housing.

BOPW intends to vote on this motion on Thursday May 28th. The draft motion is before the Selectmen in advance of the BOPW 5/28 vote to insure the parties have a mutual understanding of the conditions of the transfer. Because BOPW will incur additional costs after transfer, a summary of these costs prepared by the DPW Director is attached.

FISCAL IMPACT:

The DPW Director provided the attached estimates of costs associated with relocation of the department's storage area.

MOTION RE: RIVER'S EDGE HOUSING PROJECT SITE

BOARD OF PUBLIC WORKS MEETING - MAY __, 2015

I move that the Board of Public Works:

(1) Determine, pursuant to Massachusetts General Laws Chapter 40, Section 15A, that the three parcels of Town-owned land on Boston Post Road, Wayland, Massachusetts (i) known and numbered 490 Boston Post Road, Wayland, Massachusetts, containing 7.63 acres, more or less, as described in an order of taking dated January 11, 1971 and recorded with the Middlesex South Registry of Deeds in Book 11943, Page 420, except for the northerly portion of said parcel shown as "Remaining Lot 'Non Conforming' to be Merged with Map 22, Lot 5 [Lot B 190,411 +/- S.F. (4.37 +/- Acres)]" on the unrecorded plan entitled "ANR Subdivision Plan Assessors Map 22, Lot 3 Boston Post Road Wayland, Massachusetts Prepared for Town of Wayland", dated May 1, 2015, prepared by Darren J. Hardy, P.L.S., WSP Transportation & Infrastructure; (ii) containing 4.5 acres, more or less, as described in an order of taking dated May 15, 1978 and recorded with said Registry in Book 13443, Page 177 and shown as Lot A on a plan entitled "Plan of Land in Wayland, Mass. Showing Land Owned by William W. and Mary P. Lord" dated February 28, 1978, prepared by the Wayland Engineering Department and recorded with said Registry of Deeds as Plan Number 482 of 1978; and (iii) containing 1.0 acre, more or less, and described in an order of taking dated November 15, 1965 and recorded with said Registry of Deeds in Book 11003, Page 389, except for so much of said one (1) acre lot which lies within the Wayland Landfill Access Road as shown on Appendix F in the Warrant for the 2014 Annual Town Meeting (collectively the "Locus"), are no longer needed for municipal public works purposes; and

(2) irrevocably transfer the care, custody, management and control of the Locus to the Board of Selectmen, effective upon the execution of a land disposition and development agreement between the Town and a party acquiring an interest in and developing the Locus, for the purpose of conveying, selling, leasing or otherwise disposing of said parcels of land for affordable housing and market rate housing and accessory uses and structure purposes in accordance with the vote of the 2014 Annual Town Meeting under Article 16 of the Warrant therefor. Nothing in this motion shall be construed as limiting the authority of the Board of Selectmen to retransfer custody of the Locus to the Board of Public Works pursuant to a future town meeting vote. The Board of Public Works would like to advise the Town that moving on-going operations to a different site will mandate increased funding levels to maintain current operations.

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Proposed Rivers Edge Site

JAN 15 2015

Board of Selectmen
Town of Wayland

The DPW currently uses the approximate 4 acres parcel of land where the Rivers Edge Site is proposed. The area has been used for many years for a variety of uses from snow storage, to the staging area of materials for the day to day operations. On the North side of the property there are several Police agencies including Wayland which use the site as a gun practice range for training purposes. If the DPW was to lose the current site the additional costs and labor would increase dramatically. Below we have calculated some cost estimates and uses. Whenever daily offsite trucking is needed a loss of onsite production will suffer and delay future work.

Removal of Current Materials:

Currently there is over 150,000 cubic yards of materials on site which would have to be removed
***At a cost estimated at well over \$1,350,000.00**

Wood chips:

We currently generate over 1500 cubic yards of wood chips yearly. These wood chips are stored and used on roadside projects as needed.
***We can dump wood chips at Cavicchios in Sudbury at no dumping cost, but the cost of labor and trucking. @ \$35. Truck, \$22. Driver x 2 \$ 79.00 per trip, 1500CY \$23,700.00**

Road Millings:

Currently Road Millings are stock piles during road construction to be removed at later dates which allows the DPW to have cost savings from the contractors.
***Costs of hauling millings during construction, time and trucking. Costs upward of 10% of Road Construction Contracts**

Bituminous berm & bituminous asphalt:

During road construction all berm is removed and trucked to DPW site, as well as all asphalt removed during catch basin or manhole rebuilds, and during any cutting of the roads. We estimate we accumulate @ 150-200 cubic yards a year.
For Contractual services we allow them to use our facility to save on the contract.
***We have priced the removal of Bituminous asphalt \$10.00 per cubic yard, Cost of trucking and labor \$35.00 truck \$22.00 Driver 200CY \$4300.00**

Concrete:

Currently generate @ 75 – 150 cubic yards of concrete yearly, from Catch basin, Manhole rebuilds and repairs, also many other Park division and Highway projects within town.

***Cost of removal of Clean concrete no rebar \$10.00 per CY. Cost of trucking and labor \$35.00**
truck \$22.00 driver 150cu yrd \$3210.00

Road reclaim materials:

Full depth reclamation during road construction generates upwards of 2000 cubic yards of usable materials which we store towards future construction of sidewalks, roads and other projects. This is a large savings to the town do to the limited need for purchasing processed gravel. If we were not able to store this material we would have to incur the higher cost of contractual services for reclamation. Also we would have to purchase processed gravel as needed

***Processed gravel \$15.00 CY \$30,000.00**

Snow Storage:

During winter months after a large snow storm or the accumulation of several storms it is necessary to remove road side snow in the business districts and along certain intersections and sidewalk areas as needed. Also limited snow storage areas at the High School require us to remove the snow from there as well. if we lose the snow storage area at the current garage 195 Main Street due to the move and take away the front pit areas we will have no snow storage areas available.

***Rent a snow melter unit to melt and filter accumulated snow that would have been moved. This would require approval from the Conservation Commission for discharge of the water. Rental for season, average time used and fuel use. \$150,000.00 plus fuel usage at the rate of 100 gallons per hour.**

Future Area Requirements:

All the information in this document still doesn't answer the question what to do with the accumulation of earth spoils that derive from daily work, projects and water breaks. The DPW would still need a lay down area for the materials even if we were to screen and separate in house. There is also a severe need for several hundred yards of processed gravel that is available at all times for backfilling emergency water breaks and dry fill as needed. We feel as if a parcel of land at a minimum of 2 acres would be the least area we could utilize productively.

***cost of screening plant rental \$6000.00 per month**