



Town of Medfield

Request for Proposals

Redevelopment of the former Medfield State Hospital

Addendum #2 – June 2, 2021

1. Deadline to Submit Questions Extended

The deadline to submit questions has been extended to **5 pm on Friday, June 11, 2021**. Questions must be submitted by email to Nicholas Milano at nmilano@medfield.net

2. Q&A Will Be Posted Friday, June 25, 2021

The Town will post the Questions and Answers by **5 pm on Friday, June 25, 2021**. Answers will be posted to the Town website here: <https://www.town.medfield.net/bids.aspx?bidID=14>

3. Site Visit Attendees

The site visit attendee list has been published as part of this addendum. Please see page 2.

4. Site Visit Handout

The handout provided to site visit attendees has been published as part of this addendum. Please see page 3.

5. List of RFP recipients

The list of RFP recipients as of June 1, 2021, has been published as part of this addendum. Please see page 11.

**Medfield State Hospital Developers Site Visit
Sign In Sheet**

Name	Firm	Email	Phone Number
Jennifer McKechnie	GZA w/ Garden Homes	jennifer.mckechnie@gza.com	781-589-3866
David Gillespie	Avalon Bay	david_gillespie@avalonbay.com	617-654-9507
Eli Pechtold	Garden Homes	ElIP@gardenhomes.com	973-462-5004X 1289
Matthew Welter	O'Connell Development Group	mwelter@oconnells.com	413-540-1459
Sandi Silk	Jefferson Apartment Group	ssilk@jagllc.com	857-453-4390
Alan Macomber	Main Street Projects LLC	alan@msp.llc	508-989-3386
John Thompson	Chairman, MSH Building & Grounds	jthompson406@verizon.net	781-929-8790
Bill Massaro	MSH Purchase Committee, Resident, PIP Lead	wmassaro@comcast.net	508-359-4474
Dan Dragon	Tighe + Bond	djdragon@tighebond.com	413-622-3833
Mike Travaline	Pulte Group	Mike.Travaline@pulte.com	617-413-0732
Doug Straus	National Development	dstraus@natdev.com	617-930-5997
Andrew Gallinaro	National Development	agallinaro@natdev.com	617-559-5241
Jason Cohen	Bergmeyer Assoc.	jcohen@bergmeyer.com	617-504-2914
Brian Perlow	Bergmeyer Assoc.		
Mark Comeau	Pulte Homes of New England	Mcomeau@pulte.com	508-509-4023
Abby Goldenfarb	Trinity Financial	agoldenfarb@trinityfinancial.com	617-233-2523

Redevelopment of the Former Medfield State Hospital Developer's Site Visit



May 24, 2021

Building 2 | Medfield State Hospital | Medfield, MA

All communications, inquiries and/or questions regarding this RFP must be made in writing, no later than Friday, May 28, 2021 and directed to Nicholas Milano, Assistant Town Administrator, at nmilano@medfield.net. The Town, in its sole discretion, will endeavor to answer relevant and appropriate questions and any responses will be posted on the Town's website.

General Overview

- Property is home to the former Medfield State Hospital established on 462 acres of land in 1892.
- The Hospital was built around the “cottage plan” and arranged around a central green.
- The site is on the National and State Registers of Historic Places and located within the Medfield Historic Farm District.
- Decommissioned in 2003 and 127 acres of land was acquired by the town in 2014.
- The town has undertaken a significant master planning process to support the redevelopment of the site.
- 87 acres, that include 37 buildings totaling 676,000 square feet are subject to the RFP.

*Medfield State Hospital Subzones
(please refer to permitted use for additional information):*

The Green: Located at the entry point to the campus, permitted uses by right are limited to open space/arboretum and passive recreation.

Cottage/Arboretum: Located in the southeast corner and home to several historic and rare specimen trees/shrubs. Deteriorating wood framed dwellings are also located here.

Core Campus: Consists of 24 brick buildings and located in the central hilltop.

North Field: Intended future use is passive open space, potentially agricultural. Some limited special uses are allowed by special permit, any residential or commercial uses would require zoning changes.

West Slope: Located west of the main quadrangle, overlooks the Medfield Charles River State Reservation. Some brick buildings are in the area.

Not included in the RFP:

Water Tower: An open area that surrounds the existing water tower. Will be retained and maintained by the town. It is envisioned that a portion of this public site may be used to provide additional overflow parking to support the redeveloped property or for other compatible uses such as community gardens.

The Laundry Parcel: Located within the West Slope near the Charles River. The .858 acre parcel is still under DCAMM control. Transfer to the town is pending remedial response actions by DCAMM. Once remediated, the parcel may be acquired by the town for future development opportunities.

Cultural Arts Center: The former Lee Chapel (building 24) and Infirmary (building 25) are subject to a 99-year lease agreement, beginning June 2020 between the Cultural Alliance of Medfield (CAM) and the town. 5

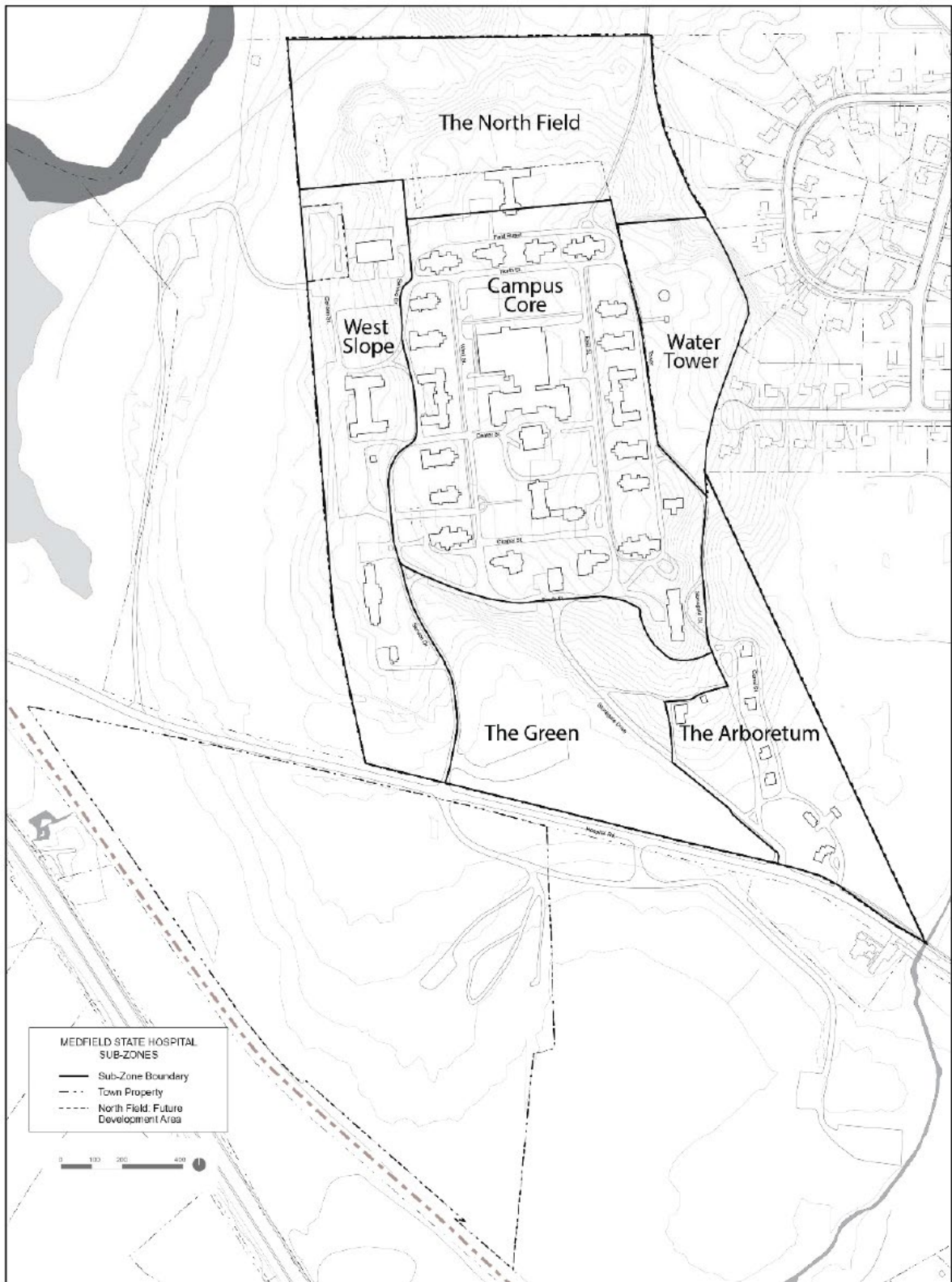
Medfield State Hospital Historic Resources



Medfield State Hospital Historic Resources

Bldg #	Building Name	Total Building SF	National Register Status
1 (49)	Hillside House	2,336	Contributing
2 (23)	West Hall	28,075	Contributing
3 (6)	C-2 Bldg	16,226	Contributing
4 (10)	D-2 Bldg	8,975	Contributing
5 (14)	E-2 Bldg	14,670	Contributing
6 (16)	F-2 Ward	29,733	Contributing
7 (20)	S Bldg Training Academy	47,423	Contributing
8 (18)	L-2 Ward	17,495	Contributing
9 (11)	D-3 Ward	8,975	Contributing
10 (74)	Mechanic/Machine Shop	18,000	Non-Contributing
10-D (63)	Paint Shop	No Data	Contributing
11 (7)	C-3 Ward	16,226	Contributing
12 (3)	B-3 Ward	14,425	Contributing
13 (19)	R Bldg	30,890	Contributing
14 (4)	B-4 Ward	14,425	Contributing
15 (8)	C-4 Ward	16,226	Contributing
16 (12)	D-4 Ward	8,975	Contributing
17 (17)	L-1 Bldg	17,495	Contributing
18 (15)	F-1 Bldg	29,733	Contributing
19 (13)	E-1 Bldg	14,670	Contributing
20 (9)	D-1 Bldg	8,975	Contributing
21 (5)	C-1 Bldg	16,226	Contributing
22 (1)	B-1 Bldg Southgate	15,272	Contributing
22-A (52)	Administration A Bldg	15,412	Contributing
23 (2)	B-2 Bldg (office)	15,272	Contributing
24 (54)	Lee Chapel (Auditorium)	15,593	Contributing
25 (53)	Infirmary	8,311	Contributing
26 (55)	Clubhouse / Canteen	11,834	Contributing
27-A (57)	Service Bldg	42,527	Contributing
27-B (58)	Bakery/Food Service	91,163	Non-Contributing
28 (21)	TB Cottage	2,649	Contributing
29 (24)	East Hall (office)	20,459	Contributing
30 (46) (47- garage)	Superintendent's House	4,369	Contributing
31 (25)	Employee Cottage 1	2,794	Contributing
32 (27)	Employee Cottage 3	2,806	Contributing
33 (29)	Employee Cottage 5	2,890	Contributing
34 (30)	Employee Cottage 6	2,760	Contributing
35 (50)	Stonegate House Cottage S-5	2,752	Contributing
36 (48)	Asst Supt's House	4,496	Contributing

Medfield State Hospital District + Subzones



Source:

<http://ma-medfield.civicplus.com/DocumentCenter/View/3350/Special-Town-Meeting-Warrant-PDF>

Medfield State Hospital District Permitted Uses

Use	A. The Green	B. Cottage/ Arboretum	C. Core Campus	D. North Field	E. West Slope	F. Water Tower
RESIDENTIAL USES						
Single-family cottages	NO	YES	NO	NO	NO	NO
Two- and three-family dwellings	NO	YES	SP	NO	NO	NO
Multi-family dwellings	NO	NO	YES	NO	YES	NO
Senior housing with or without supportive services	NO	YES	YES	NO	SP	NO
Artist live/work dwelling	NO	NO	YES	NO	YES	NO
Live/work dwelling	NO	YES	YES	NO	YES	NO
Mixed-use	NO	NO	YES	NO	YES	NO
NON-RESIDENTIAL USES						
Agricultural floriculture, horticulture	NO	NO	NO	YES	YES	YES
Arboretum	YES	YES	NO	YES	NO	NO
Community gardens	NO	NO	PB	PB	PB	YES
Open space	YES	YES	YES	YES	YES	YES
Hotel/inn/bed-and-breakfast	NO	NO	SP	NO	YES	NO
Commercial office	NO	NO	YES	NO	YES	NO
Distillery/brewery	NO	NO	SP	NO	SP	NO
Restaurant/cafe	NO	NO	YES	NO	YES	NO
Wellness/medical office or clinic	NO	NO	YES	NO	YES	NO
Food and beverage production	NO	NO	SP	NO	SP	NO
Retail sales with less than 10,000 square feet of floor area open to the public	NO	NO	SP	NO	SP	NO
Research and development	NO	NO	NO	NO	SP	NO
Light manufacturing	NO	NO	NO	NO	SP	NO
Spa, salon or personal service establishments	NO	NO	PB	NO	PB	NO
Nursing home/memory care/assisted living, rehabilitation center, hospice, continuing care retirement community	NO	NO	PB	NO	PB	NO
Community center or social club	NO	NO	YES	NO	NO	NO
Arts center (performance space, gallery, exhibition, museum, arts education)	SP	NO	YES	SP	YES	NO
Recreation, nonprofit or municipal (buildings)	NO	NO	PB	NO	PB	NO
Recreation, for-profit	NO	NO	PB	NO	SP and PB	NO
Passive recreational uses (outdoors)	YES	YES	YES	YES	YES	YES
Education, museum	SP	NO	SP	SP	YES	NO
Governmental	NO	NO	SP	NO	SP	YES
Parking (shared-use and off-site)	SP	SP	PB	NO	PB	YES
Open air amphitheater	SP	NO	NO	NO	NO	NO

Source: § 300-20.5, Article 20 Medfield State Hospital District

Key Dates + Information

Questions Due	Friday, May 28, 2021 at 11am Questions must be submitted via email to Nicholas Milano at: nmilano@medfield.net
Q&A Posted	Friday, June 11, 2021 at 11am All questions and answers will be posted on the town website: https://www.town.medfield.net.bids.aspx?bidID=14
Proposal Responses Due	Monday, August 2, 2021 at 11am Please refer to the RFP for additional information related to the submission deadline and procedures.

The RFP was distributed directly to the following firms, in accordance with the Marketing Plan approved by the Massachusetts Historical Commission:

Firm

2 Life Communities
Accordia Partners
Beacon Communities
Corcoran Jennison
Dakota Partners
Gilbane
Hebrew Senior Life
HYM Investment Group
Jefferson Apartment Group
Knox Heritage
McCormack Baron Salazar
Michaels Development
New Atlantic Development
NRP Group
Pennrose Properties
RelatedBeal
Schochet Associates
Traggorth Companies
Trinity Financial
Winn Development
Architectural Heritage Foundation
Affirmative Investments
Dellbrook | JKS
Durkee, Brown, Viveiros & Werenfels
EBI Consulting Inc.
Finegold Alexander + Associated Inc.
Guzman/Prufer Inc.
Kirk & Company
Nitsch Engineering
Nolan Sheehan Patten
Novogradac
Prellwitz Chilinski Associates
Strekalovsky Architecture Inc.
Sullivan & Worcester, LLP
The Architectural Team
Wessling Architects

The following list of firms and individuals requested the RFP document through the Town of Medfield website:

Firm	Name
IMS Bids Servicing	n/a
Gilbane Building Company	Raj Bhangoo
Resonant Energy	Isaac Baker
H2Olson Engineering, Inc.	Lisa Goyer
Nitsch Engineering	MaKayla Allen
The Michaels Organization	Jay Russo
Leggat McCall Properties	Adelaide Grady
Belchertown EDIC	Jonathan Spiegel
Pulte Homes of New England LLC	Mark Comeau
TCB	Patricia Belden
Icon Architecture	Nancy Ludwig
Icon Architecture	Janis B. Mamayek
B'nai B'rith Housing (BBH)	Susan Gittleman
Timberline Construction	Sean Broderick
Bracken Development, LLC	David Bracken
RJ Associates	Robert J Ingram
Condyne Capital Partners, LLC	Donald O'Neill
Civil Design Group, LLC	Matthew Leidner
Invoke Media	Nicole J Tongue
Isaakson	Jarod Isaakson
BLDUP, Inc	Greg Miller
Civico Development	David Pyne
Toward Independent Living and Learning, Inc. (TILL)	Linda Norton
DHK Architects	Katie Gething
Ryan Leeming	Ryan Leeming
Lantz-Boggio Architects	Bill Foster
Baystone Development	Todd MacDowell
Market Square Architects	Ben Brown
Dimensions 3D, LLC	Livia Givoni
Weston & Sampson Engineers, Inc.	Sean Healey
Self-employed	Bruce J. Beardsley
WinnDevelopment	Tanisha Simmons
MHP	Laura Shufelt
Arrowstreet	Katie Ferrier
Garden Homes	Eli Pechthold
EBI Consulting	Kevin Sanders
DREAM Collaborative	Gregory Minott
BlueBook	Snehasish
Erickson Living	Mike Lemon

Peter William	Peter Dougherty
The NRP Group	Carolyn Hewitt
Nowicki Master Electricians	Walter J Nowicki Jr
FST-HEA, LLC	Alex Lehmann
Mpact	Ela Dokonal
Attorney at Law	Deb Bero
Toll Brothers	Jeff Ropes
O'Connell Development Group	Matthew Welter
Commonwealth Community Developers, LLC	James J. Perrine
RMF Engineering, Inc	Caroline Fitzgerald
THORNTON TOMASETTI, INC.	DOM PONSADES
AvalonBay Communities	David Gillespie
Hanover Company	Hunter F Hagdorn
Vicinity Energy	Rick Smith
Hines	Grant Jaber
Horsley Witten Group	Natalie Rowan
John Hession	John Hession
Keller Williams Boston Metro	Lauri-Jo L. Kotzen
Plante Moran Living Forward	Jamie Timoteo
David M. Schwarz Architects	Joshua Arcurio
Pulte	Michael Travaline
ICON Architecture	Matt Marotta
ENGIE North America	Andres Arbizu
James Lima Planning + Development	Paul Lillehaugen
Trinity Financial	Abby Goldenfarb
Gilbane	John Fink
Chevron Partners	Gavin Mullan
bracken Development	David Bracken
Goventure Capital Group, LLC	Brendan Gove
Medfield Historic District Commission	Michael Taylor
Tighe & Bond	Daniel Dragon
James Lima Planning + Development	Andrew Jones
VHB	Sabrina Bauer
B'nai B'rith Housing	Holly Grace
Town of Lancaster	Orlando Pacheco
vhb	conor nagle
Ameresco, Inc.	Jackson Doughty
Ameresco	Edward Bludnicki
Robinson & Cole	Deirdre Robinson
Fort Point Associates, Inc.	Jamie M. Fay
DRAGOTAKES CONSULTING	stephen dragotakes
PG Construction Management Inc	Paul McGovern
K & K Developers	Elihau David Pechthold

Consigli Construction Co., Inc.	Vance Freymann
HRE Capital	Brent Farrell
ICON Architecture	Jansen Meals
The Public Archaeology Laboratory, Inc.	Maureen Cavanaugh
McPhail Associates, LLC	Ambrose J Donovan
James Lima Planning + Development	Yuxiang Luo