



Town of Medfield

Request for Proposals Redevelopment of the former Medfield State Hospital Addendum #3: Response to Questions

June 25, 2021

Please find below the Town's responses to questions received by the deadline on June 11, 2021. The Town reserves the right to amend its responses or provide additional information in subsequent addenda.

- 1. Does the 25% affordability requirement for projects over 50 units apply to memory care, assisted living, and independent living units?**

Answered in Addendum #1 on May 6, 2021:

The affordability requirement applies to memory care, assisted living, and independent living units.

Please reference the Medfield State Hospital Zoning District ([300-20](#)) in the Town's Zoning Code, a portion of which is reproduced below.

§ 300-20.6 Housing and housing affordability.

- A. Housing marketing and selection plan. Prior to obtaining plan approval for any proposed project, the applicant shall submit a housing marketing and resident selection plan that complies with the Town of Medfield's Inclusionary Housing Bylaw. (Medfield's Inclusionary Bylaw is § 300-14.16.) The Town has also adopted a Housing Production Plan to advance inclusionary zoning. The Town intends for a fair housing compliant residential selection process.

B. Number of affordable units. Not less than the required number of affordable units in proposed projects shall be affordable units. For purposes of calculating the required number of affordable units required within a proposed project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

- (1) An individual building within a proposed project may have more or less than the required number of affordable units, provided that the aggregate number of affordable units within a proposed project is equal to or greater than the required number of affordable units calculated on the basis of the total number of units within the proposed project at the time certificates of occupancy for all buildings within the proposed project are issued.
- (2) Two proposed projects in which one project contains less than the required number of affordable units and one contains sufficient affordable units so that the required number of affordable units for both proposed projects is met may be proposed and approved together, provided that no certificate of occupancy shall be granted to the proposed project with fewer affordable units until a certificate of occupancy is granted to the proposed project with more affordable units.

2. Are town water and sewer available to the Medfield State Hospital site?

Please reference the 2019 Environmental Partners Group, Medfield State Hospital Development Review of Proposed Water and Sewer Utilities, included as a link to section 2-3, Infrastructure and Utilities, of the Request for Proposals (“RFP”). As stated:

“The Designated Developer will be responsible for all infrastructure that may be required on the Disposition Property to accommodate the development proposed and must independently confirm location, [condition] and capacity of all utilities.”

- [2019 Environmental Partners Group, Medfield State Hospital Development Review of Proposed Water and Sewer Utilities](#)

In general terms, town water and sewer mains are available in Hospital Road. Extension with modern infrastructure is anticipated subject to Due Diligence.

A Designated Developer will have the opportunity to conduct due diligence work following the execution of the PDA.

3. What fuel source(s) were utilized for the Central Power Plant and the original 1890 power plant? If fuel oil, what grade and how and at what volumes was it stored? If USTs, what is the disposition of those tanks?

Please reference the Expanded Environmental Notification form and supporting appendices for information regarding known environmental conditions and historical uses related to the Power Plant.

As outlined the RFP, it is anticipated that following the execution of the PDA(s) the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

- [Expanded Environmental Notification Form: EEA #14448R](#)

4. Have steam lines (or other utilities) been assessed for the potential presence of asbestos?

Asbestos assessments for the steam lines are not available at this time.

Please reference the environmental documents ([LINK](#)), for information regarding known environmental conditions.

As outlined the RFP, it is anticipated that following the execution of the PDA(s) the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

5. Are there specific requirements or approvals required for subsurface assessment during due diligence?

In order to complete subsurface assessments during Due Diligence, it is anticipated that local approval including, but not limited to, approval from the Board of Selectmen and an executed Right of Entry and License Agreement between the Town and Designated Developer will be required. The Agreement will outline any specific requirements and expectations Designated Developers will be expected to provide to complete the work.

The level and exact definition of any subsurface assessments will be driven by the selected development plan and the proposed uses and improvements related therein. The assessment process and intensity will be overseen by the subject municipal/state/federal agencies having jurisdiction in the course of the development and permitting process.

6. Has a comprehensive assessment for the presence of caulk or other materials containing polychlorinated biphenyls (PCBs) been conducted?

Polychlorinated biphenyls (PCBs) assessments are not available at this time.

Please reference the environmental documents ([LINK](#)), for information regarding known environmental conditions.

As outlined the RFP, it is anticipated that following the execution of the PDA(s) the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

7. Has asbestos abatement been conducted subsequent to the 1991 Building Asbestos Surveys?

The Town was recently provided a copy of a 1998 Asbestos-Containing Building Materials Survey by ATC Associates and has made the document available ([LINK](#)).

Please reference the environmental documents ([LINK](#)), for information regarding known environmental conditions.

Some asbestos abatement may have taken place in various buildings. As outlined the RFP, it is anticipated that following the execution of the PDA(s) the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

8. Prior to submitting a bid, will applicants be allowed to conduct any environmental due diligence on the inside and outside of the structures as well as the sub-surface steam pipes, in particular with respect to asbestos and lead paint?

Section 5-1. A. of the RFP outlines the due diligence period as 120 days following the execution of the Provisional Designation Agreement. Access to the buildings and environmental testing will not be permitted until this period, and Designated Developers will be responsible for conducting Due Diligence necessary to advance the proposal.

9. Has any environmental investigation work been done on the sub-surface steam pipes, especially with respect to asbestos containing materials?

Asbestos assessments for sub surface steam pipes are not available at this time. Please reference the environmental documents ([LINK](#)), for information regarding known environmental conditions.

As outlined the RFP, it is anticipated that following the execution of the PDA(s) the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

10. Are stormwater retention systems and irrigation wells allowed in The Green and North Field sub-zones?

Stormwater management systems and irrigation wells in the Green and North Field sub-zones may be proposed but are subject to the conditions and final approvals of the local and state permitting authorities having jurisdiction. Said authorities will conduct peer review of any storm water infrastructure. Relatedly, irrigation systems shall be subject to any applicable local and/or State restrictions and regulations.

11. Will the Medfield Historical Commission and the Medfield Historic District Commission be Parties to the Provisional Designation Agreement (PDA) and Developer Land Disposition Agreement (Developer LDA)?

The Memorandum of Agreement Between DCAMM, the Town of Medfield and the Massachusetts Historic Commission does not contemplate local and state historic groups as signatories on either the PDA or Developer LDA.

Please reference Historic Districts ([150-1](#)) in the Town's Zoning Code, for further information.

12. Has a tree survey been done for the Property?

The Town has not prepared a tree survey. Some historical information was gathered in connection with the master planning process and is contained in Figure V-11 and Table V-3 of the Medfield State Hospital Strategic Reuse Master Plan.

- [Medfield State Hospital Strategic Reuse Master Plan](#)

As outlined the RFP, it is anticipated that following the execution of the PDA(s) the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

13. Under Expenses on 3.5.O (page 32), it says “Designated Developer will pay for all costs incurred by the Town in connection with the disposition...” Want to clarify this does not mean previous costs, like the cost to produce the Strategic Reuse Master Plan, rezoning of the property, etc.

The Town of Medfield will not seek retroactive reimbursement for planning activities and other costs related to the disposition of the Medfield State Hospital that were incurred prior the release of the RFP.

Please reference section 1-5, Response Process for preparation and submission cost clarification, which states:

“Proponents shall be responsible for any and all costs they incur in the preparation of their proposal and/or any additional submission materials requested or required by the Town

to aid the evaluation process. The Town of Medfield will not reimburse proponents for any costs incurred in responding to the RFP or the development opportunity.”

Once a Proposal is selected for purposes of a PDA, the Designated Developer(s) may be responsible for any costs borne by the Town for outside review or counsel during the periods of due diligence, Town approval, and Developer LDA execution. It is anticipated that these costs and responsible parties will be further defined in the terms and conditions of the PDA. Additional terms and conditions will also be established in the Developer LDA following Town Meeting approval.

14. In Section 4-4, paragraph 2 it says “It is anticipated that closing will take place promptly after the execution of the Developer LDA.” Is the Town expecting the Designated Developer to close on the Property prior to obtaining all permits and approvals? Section 5-1.G contradicts this.

The intent of the RFP language is to emphasize the Town’s desire to see the Property redeveloped and put back into active use in a timely manner, as soon as is reasonably practicable after execution of the LDA. It is expected that the Designated Developer will advance the project and obtain any and all necessary permits and approvals needed to close on the property following the execution of the LDA. It is understood that a complex project may take significant time to complete the full development/project life-cycle. Under Section 5-1.vi of the RFP, the closing should occur within one year of the execution of the LDA, although such timeline is subject to extension by mutual agreement of the Town and the Developer.

Specific language related to project milestones and a more specific timeline will be agreed upon in the Land Disposition Agreement to be executed by the Town and Developer. Please reference Section 4-4, Designation Process: PDA and Developer LDA for information related to the designation process.

15. Will the Town be requiring any off-site mitigation improvements and/or mitigation payments?

The Town cannot provide comment on off-site mitigation requirements at this time, as any measures would be defined by project-specific elements and impacts. As such, any potential off-site mitigation requirements will be dictated by the proposed Development Plan and determined during the course of the Development Plan permitting and approval process.

Please reference section 4-3, Selection Criteria: Competitive Evaluation Criteria of the RFP which outlines the comparative criteria, including Community Benefits, considered during the evaluation process.

16. Will access be provided to the inside of the buildings so that potential bidders can do a visual inspection of the existing interior conditions?

Potential bidders will not be allowed internal access to buildings prior to the RFP proposal deadline. Please Reference section 1-6, Site Visit of the RFP which states:

No access to the buildings will be permitted until the Due Diligence Period commences upon the selection of one or more Designated Developer(s) and the execution of the PDA(s).

Photo documentation and site plans of some buildings are being made available with this Addendum #3 ([LINK](#)) and are provided for REFERENCE ONLY. The provided drawings do not replace the need for Due Diligence and verification of any and all existing conditions.

17. Can the Town provide an updated Hazardous Inventory Statement for the existing buildings?

The Town has not compiled a comprehensive Hazardous Inventory Statement.

As outlined in the RFP, it is anticipated that, following the execution of the PDA(s), the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

18. Does the Town have an updated structural analysis of the existing buildings?

The Town has not conducted a comprehensive structural analysis of the existing buildings.

As outlined the RFP, it is anticipated that following the execution of the PDA(s) the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

19. Is the Arboretum served by the existing water and sewer?

No. Please reference the 2019 Environmental Partners Group, Medfield State Hospital Development Review of Proposed Water and Sewer Utilities, included as a link in section 2-3, Infrastructure and Utilities, of the RFP. As stated in the RFP:

"The Designated Developer will be responsible for all infrastructure that may be required on the Disposition Property to accommodate the development proposed and must independently confirm location, [condition] and capacity of all utilities.

- [2019 Environmental Partners Group, Medfield State Hospital Development Review of Proposed Water and Sewer Utilities](#)

20. Has there been a cost analysis done to quantify the maintenance backlog for the existing buildings?

The Town has not conducted a comprehensive analysis of deferred maintenance for the existing buildings.

As outlined the RFP, it is anticipated that following the execution of the PDA(s) the Designated Developer(s) will have the opportunity to conduct site or property investigation during the Due Diligence Period.

21. The Massachusetts Historical Rehabilitation Tax Credit program has an annual authorization amount of \$50,000,000 for all historic rehabilitation projects. Given the scope of the rehabilitation work for this project, has the Massachusetts Historical Commission given any indication of the amount of tax credits that would be awarded for this project?

A predetermined amount of state historic tax credits has not been committed by the Massachusetts Historic Commission. It is anticipated that the Designated Developer will be responsible for applying and securing any state or federal discretionary funding necessary to advance the project. The Town will work with the chosen developer as appropriate to facilitate the process.

22. The authorization for the Massachusetts Historical Rehabilitation Tax Credit program expires on December 31, 2022. If this authorization is not renewed, will the scope of the rehabilitation for this project change?

The Town of Medfield cannot comment on the status of the state historic tax credit program.

Development Plans are subject to applicable requirements of the National and State Register of Historic places, the 2019 Medfield State Hospital District Zoning Amendment, appendix H and the Medfield Historic District Commission guidelines, appendix D-1.

- [2019 Medfield State Hospital District Zoning Amendment \(MSH Zoning bylaws amended 11/18/2019\)](#)
- [Historic District Commission Guidelines](#)

23. Section 1-2 Disposition Intent mentions initiating the redevelopment of a portion of the former Medfield State Hospital Site Property. How many of acres of this site are you looking to have redeveloped? Or is the entire site available for redevelopment?

Please refer to section 2-1 Property Overview of the RFP. Section 2-1 details the disposition property subject to this RFP and the premises excluded from the Disposition Property. The

disposition property is approximately 87 acres, inclusive of the premises leased to the Cultural Alliance of Medfield for a term of 99 years.

- [Cultural Alliance of Medfield Executed Ground Lease](#)

24. Are you able to break the different parcels mentioned on page 14 down by acreage?

Please refer to Table VII-3 Open Space Uses in the Strategic Reuse Masterplan which lists the approximate acreage of the State Hospital's subzones.

- [Medfield State Hospital Strategic Reuse Master Plan](#)

25. Would a phased approach be desirable?

Please review the section 4-3 Selection Criteria of the RFP which lists the comparative criteria that will be utilized to evaluate the relative merits of proposals submitted in response to the RFP.

26. Will a sample of the Provisional Development Agreement (PDA) be made available for review?

A sample Provisional Development Agreement is not available at this time. The PDA(s) will be subject to the terms and conditions negotiated between the Town of Medfield and Designated Developer(s).

27. Is there an expiration date for the MEPA Certificate?

The MEPA certificate was included in the RFP as Appendix F-2.

On March 7, 2014, the Secretary reviewed the Second Notice of Project Change filed by DCAMM. See Environmental Monitor, Volume 81, Issue 10, March 26, 2014 ([LINK](#)). That review concluded that the broad scope of the project continued to require a Single EIR and amended the Phase I Waiver to allow remediation to proceed in advance of a SEIR. The Secretary's decision does not include an expiration date and it is anticipated that a Notice of Project Change will be filed before the RFP is implemented. See Land Disposition Agreement, Exhibit H for DCAMM's accepted role in future MEPA filings, which will likely include a Third Notice of Project Change and SEIR.

Section 6 of the Land Disposition Agreement ("LDA") between the Town of Medfield and the Commonwealth states on page 12:

"With respect to the MEPA Certificate dated April 2, 2010 issued by the Secretary of the Executive Office of Energy and Environmental Affairs ("EOEEA") in MEPA File #14448R

(the "Existing MEPA Certificate"), the Town or any purchaser of the Property or any portion thereof shall become the successor proponent relative to those portions of the Existing MEPA Certificate that relate to redevelopment of the Property, it being understood and agreed that DCAMM will continue to be responsible with respect to those portions of the Existing MEPA Certificate that relate to the Remediation and Restoration Work and the Laundry Parcel Remediation."

- [Expanded Environmental Notification Form](#)
- [Medfield State Hospital Land Disposition Agreement](#)

28. Once the remediation is complete on the Laundry Parcel, does the town envision this site being included in the redevelopment of MSH? Or a separate development?

The Town understands that the remediation of the Laundry Parcel is anticipated to begin in 2021. The Laundry Parcel is under ownership of the Commonwealth of Massachusetts and not subject to this RFP.

The Laundry Parcel disposition process is outlined in section 4, subsections B and C of the LDA between the Commonwealth and Town. The parcel will be transferred to the Town once DCAMM files a "Permanent Solution" with MassDEP.

The Town may proceed with disposition of the Laundry Parcel once ownership passes to the Town of Medfield. Any disposition will adhere to G.L. c. 30B for disposition of real property.

- [Medfield State Hospital Land Disposition Agreement](#)

29. Once redevelopment is complete, would there need to be a zoning change to allow for overflow parking at the Water Tower site?

The Medfield State Hospital Zoning District ([300-20](#)) includes the Water Tower in the table of uses in [300-20.5](#). Parking (shared-use and off-site) is an allowed use within this area. The Water Tower premises are not included in the disposition property. Any use of this parcel would require an agreement with the Medfield Board of Water and Sewerage which has care, custody, and control of the Water Tower parcel.

30. Will historic tax credits, City/Town funding resources, and/or incentive programs be available to support the redevelopment of this site and the inclusion of affordable housing opportunities for all incomes, ages, etc?

It is anticipated that the Designated Developer will be responsible for applying and securing any state or federal discretionary funding necessary to advance the project. For programs that may

require municipal partners, such as MassWorks, the Town may collaborate with the Designated Developer on applying for funding and otherwise help to facilitate such processes, as appropriate.

The Town has neither committed to, nor ruled out, tax increment financing (TIF) or district improvement financing (DIF). Both TIFs and DIFs require further action by Medfield Town Meeting.

31. Are there any community benefits that have been identified by the surrounding community prior to the release of this RFP?

Community Benefits are listed as one of the Evaluation Criteria in section 4-3 of the RFP. No specific community benefits have been specifically identified at this time by the Town of Medfield.

32. Is there a certain level of density that is expected for the site?

Please review item B. Vision / Consistency with Disposition Intent of the RFP for additional information regarding the Town's Disposition Intent.

33. Are there existing uses (other than the cultural center and open spaces identified in the RFP) on the site that you would most like to keep?

The Disposition Property is currently used for passive recreation and occasional cultural events. The Chapel and Infirmary are subject to a 99-year lease with the Cultural Alliance of Medfield. Please review item B. Vision / Consistency with Disposition Intent of the RFP for additional information regarding the Town's Disposition Intent

34. Could some of those existing uses be relocated with their cooperation?

The Cultural Alliance of Medfield has executed a 99-year lease with the Town of Medfield.

- [Cultural Alliance of Medfield Executed Ground Lease](#)

35. What are the most desirable new uses?

Please review item B. Vision / Consistency with Disposition Intent of the RFP for additional information regarding the Town's Disposition Intent.

36. What are the least desirable new uses?

Please review item B. Vision / Consistency with Disposition Intent of the RFP for additional information regarding the Town's Disposition Intent.

37. How would you like to see the town involved in the visioning of the new development?

Please review item B. Vision / Consistency with Disposition Intent of the RFP for additional information regarding the Town's Disposition Intent. The Town has made resources available to prospective bidders but cannot become involved with respect to development of initial proposals.

38. Would you be open to two or more developers teaming up to bring different specialties to the project as long as there is one main point of responsibility?

Please review section 1-1 Disposition Declaration / Invitation to Bid of the RFP, which states:

"The Town strongly prefers Master Developer or similar comprehensive proposals that will result in the organized near-term or phased transfer of the entire Disposition Property and result in a thoughtful, carefully executed, and successful development."

Item C. Development Team in section 4-3 states:

"If a proposal is a joint venture or partnership among multiple development entities, clearly describe the roles and responsibilities for each organization and identify all principals and parties having a financial interest in the proposed redevelopment."

39. Would the town be open to swapping open space between currently developed areas and currently undeveloped areas if that benefits the overall design?

Proposed changes to historic structures, historic vistas, and new construction are subject to applicable requirements of the National and State Register of Historic places, the 2019 Medfield State Hospital District Zoning Amendment, appendix H and the Medfield Historic District Commission guidelines, appendix D-1.

- [2019 Medfield State Hospital District Zoning Amendment \(MSH Zoning bylaws amended 11/18/2019\)](#)
- [Historic District Commission Guidelines](#)
- [National Register of Historic Places, Multiple Property Document Form](#)
- [Cultural Alliance of Medfield Lease](#)

40. If additional wet or dry utilities need to be brought to the edge of the development can we propose that offsite infrastructure be supported by the town utility providers or has this already been discussed and all offsite improvements must be financed by the development itself?

Please reference the 2019 Environmental Partners Group, Medfield State Hospital Development Review of Proposed Water and Sewer Utilities, included as a link in section 2-3, Infrastructure and Utilities, of the RFP. The report also reviewed the Town's existing permitted capacity for water and wastewater.

As stated in the RFP:

The Designated Developer will be responsible for all infrastructure that may be required on the Disposition Property to accommodate the development proposed and must independently confirm location, [condition] and capacity of all utilities.

- [2019 Environmental Partners Group, Medfield State Hospital Development Review of Proposed Water and Sewer Utilities](#)

41. How often is the police gun range in the vicinity of the Medfield State Hospital used?

The Medfield Police Department gun range is located at 168 North Meadows Road, Medfield, MA 02052. The range is utilized primarily on weekdays during business hours. During the summer months, it is typically used four or five days a week. Occasionally, police academies use the range for low light shooting and Police Department tries to limit these hours. The range will be used on the weekends occasionally, but only if there are time constraints for qualifications.

42. Will another site visit be scheduled?

The campus is open to the public daily from dawn to dusk, subject to certain limitations on access to buildings. At this time, there is no plan to schedule a second Developer's Site Visit.

The site visit handout was provided in Addendum #2 as well as a list of firms / individuals who attended the site visit. A video recording of the remarks made during at the May 24th Developer's Site Visit is available at [\[LINK\]](#) or by contacting Nicholas Milano at nmilano@medfield.net.

43. For the areas designated as open to development, can the existing improvements be demolished or are they be retained and repurposed?

Proposed changes to historic structures and new construction are subject to applicable requirements of the National and State Register of Historic places, the 2019 Medfield State

Hospital District Zoning Amendment, appendix H and the Medfield Historic District Commission guidelines, appendix D-1.

- [2019 Medfield State Hospital District Zoning Amendment \(MSH Zoning bylaws amended 11/18/2019\)](#)
- [Historic District Commission Guidelines](#)

44. The existing structures on-site appear to be 2 story structures with english basements and 3 story structures. For new development will there be height limitations?

Please reference the Medfield State Hospital Zoning District ([300-20](#)) in the Town's Zoning Code. Design Guidelines, linked below, include Dimensional Requirements for each subzone.

- [§ 300-20.13 Design Guidelines](#)

45. Will the Town allow access for any noninvasive due diligence during this phase of the RFP process?

The Town may consider allowing access to the Medfield State Hospital property grounds for limited noninvasive due diligence, not including access into any buildings or any onsite disturbances. Access shall be subject to the Town's necessary approval process and all terms and conditions of a license agreement issued by the Board of Selectmen. Interested firms shall submit a request, in writing to Nicholas Milano at nmilano@medfield.net no later than July 7, 2021. The Board of Selectmen meet on June 29 and July 13, 2021.