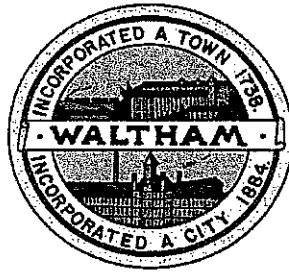

City of Waltham



Request for Information (RFI) for the Re-Use of Certain Parcels/Buildings of the Former Fernald School, 200 Trapelo Rd. Waltham, MA 02452

Proposal Due Date: 10:00 AM Friday November 30, 2018

Project Briefing & Site Visit: 10:00 AM Tuesday November 20, 2018

(Meet on site at 190-200 Trapelo Rd., Waltham, MA 02452)

Last day for written Questions: 12:00 Noon Wednesday November 21, 2018

(Via e-mail ONLY to jpedulla@city.waltham.ma.us)

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1 EXECUTIVE SUMMARY

The City of Waltham is in the process of exploring possible adaptive re-use of certain buildings and parcels of the former Fernald School identified in Appendix F1 as Parcel 1, 2A, 2B, 3A and 3B. Therefore, the City is looking to obtain "plan of use" responses indicating how the facility(ies) would be used by prospective applicants.

The City intends to dispose of the property by long term lease, through a formal public offer, to a vendor with the best plan, as determined by the City of Waltham. The intent of this RFI is to solicit responses from parties who are interested in leasing either all or a portion of the property. *

This RFI is issued as a means of technical discovery and information gathering. This RFI is for planning purposes only and should not be construed as a solicitation, nor should it be construed as an obligation on the part of the City to make any leases. RFI is to determine what interest there may be in the property(ies) for any uses either allowed under current zoning both by right and by special permit, or allowed by variance or amendment to the zoning ordinance. This RFI should not be construed as a means to pre-qualify vendors. The City of Waltham may utilize the results of this RFI in drafting a competitive solicitation (RFP) for the re-use of the asset.

Based on the information provided by the Respondents to this RFI, a determination will be made regarding any actual contracting through a competitive and public procurement process. (Request for Proposal)

Participation in this RFI is voluntary and the City will not pay for the preparation of any information submitted by a Respondent or for the City's use of that information.

While it is highly recommended that all eligible entities respond to this RFI, if they wish to be considered for the partial or whole lease of the property(ies), responses to this RFI are considered non-binding proposals and are only used to assist the City of Waltham to perform its due diligence and gather information for the preparation of the final specification for re-use.

PARCEL 1. RE-USE OF 11 BUILDINGS and LAND (any or all).

PARCELS 2A, 2B, 3A, 3B. RE-USE OF BUILDINGS AND LAND (any and all).

See Appendix F1.

* If a Respondent is interested in purchasing property indicate what building(s) and acreage.

2 OVERVIEW

RFI 200 TRAPELO ROAD

I. INTRODUCTION

The "Massachusetts School for Idiotic and Feebleminded Youth" was founded in Boston by Dr. Samuel Gridley Howe and Dorothea Dix. It was later called the Walter E. Fernald State School and then the Fernald Developmental Center. The school moved to Waltham in 1888.

Fernald was the **oldest public institution for the developmentally disabled in the Western Hemisphere**. The Massachusetts Legislature appropriated the funds in 1848. Fernald has a storied history, both positive and negative. At one time, there were 2500 residents, which included youth and adults and male and female residents.

Located in the northeast corner of Waltham, the site consists of +/- 190 acres. There were approximately 74 buildings on site. The **main entrance** is located on **Trapelo Road**. Another access is located on **Waverley Oaks Road**.

STATE OWNERSHIP

During State ownership, the property was listed on the national and state **Historic Registers**. Many of the most historic buildings were boarded and fenced by the State due to their extremely poor condition. (Appendices "A", "B1", "B2" and "B4")

Various site studies were conducted by the State during its ownership. The latest were an analysis by Jones Lang LaSalle and a study by Sasaki Associates Inc. (Appendices "B1", "B2", "B4" Studies and Appendix "B3" DEP filings) One of those studies had the City obtaining some of the State's land and the State retaining some of the property to potentially develop hundreds of residential units on site and other uses, which were not allowed by current zoning and which the City did not agree to. (Appendix "D1") So, the State asked the Mayor if the City wanted to buy the whole property.

CITY OWNERSHIP

The City of Waltham purchased the property on December 23, 2014. Prior to transfer, a Memorandum of Agreement was required by the State. The Memorandum of Agreement was executed by and between the State DCAMM, the Massachusetts Historical Commission, the City of Waltham and the Waltham Historical Commission. (Appendix "C") Approximately one hundred and forty (140) acres were purchased with Community Preservation (CPA) funds and fifty (50) acres were purchased with non-CPA funds. (Appendix "D2") The State initially retained the Greene and Marquadt buildings. Both buildings square footage are exempt from CPA restrictions. (Appendix "E")

MAPS

For planning purposes, various maps were created by the City. Some of them include:

MAP 2 - CPA (Parcel 1, 139.7 acres) / NON-CPA (Parcel 2, 49.79 acres)
(Appendix "D2")

MASTER PLAN 11/22/2017- CPA: Parcel 1, Parcel 2A, Parcel 2B
NON-CPA: Parcel 3A and Parcel 3B
(Appendix "E")

MASTER PLAN UPDATED 9/1/2018 (Appendix "F1")

Community Preservation Act (CPA)

In addition to the Massachusetts Historical Commission restrictions on the buildings and land, there are CPA restrictions on Parcel 1, Parcel 2A and Parcel 2B. The Greene and Marquadt buildings/square footage are not subject to CPA restrictions.

II. CITY ACTION'S SINCE DECEMBER 23, 2014

PARCEL ONE (104 acres) (CPA)

1. 20 Buildings - Surveyed

20 Buildings - Asbestos Abated

20 Buildings - Demolished - Malone Cottages (4), Cottages (11), Brookside (1),
Woodside (1), Site 5, Site 7, Activity Center

20 Buildings - Roadways Removed (Appendices "F1" and "G")

Eleven (11) buildings remain on Parcel One: **3 historic cottages on Trapelo Road** (Baldwin, Cardinal and Trapelo), **four (4) buildings on the main driveway** (Hillside, Administration, Howe and Marquadt), the **Chapel**, and the **Greene, Shriver/CERC and Kelly Buildings**. (Appendices "F1" and "G")

Shriver/CERC, Kelly and Greene have been surveyed and bid. A demolition bid award is pending. (Appendices "F2" and "F1")

(Shriver is a high-rise building located right off Trapelo Road and CERC is a low-rise building adjacent to Shriver. Shriver and CERC sit at the base of a hill. Kelly Hall is located at the top of the hill. During a public tour of Shriver, black mold was visible all the way up the walls and the air quality was foul. CERC's floors were squishy and wet. Despite the pool in the Greene Building being drained, it fills with water naturally. When the State went into the Kelly building years ago, the people came out with fleas.)

With the demolition of the 20 buildings and Shriver/CERC, Kelly and Greene, the historic landscape in Parcel 1 will be restored.

2. Environmental Survey and Testing –

A Licensed Site Professional (LSP) and an Environmental Firm have conducted environmental survey and testing for the Sledding Hill Area, Soccer Field, Malone Park and the Greenway (western). Additional environmental survey and testing by a LSP and an Environmental Firm for a portion of the Greenway was performed and a filing with Mass DEP was made. Environmental survey and testing by a LSP and Environmental Firm for the Cottage Area, where the buildings were demolished has been done. Results are pending.

(Also in 2010, prior to City ownership, the City hired an environmental firm to conduct an "Environmental Liabilities Cost Estimate" for Fernald School). (Appendix "B5")

3. Wetlands Study of Cottage Area – Was completed for the City of Waltham by the Community Preservation Committee. (Appendices "H1" and "H2")

Wetlands Design of the Cottage Area - Pending. Once designed, it will be bid. The purpose is to daylight the stream that the cottages were built on and restore the wetlands **to help prevent flooding in the neighborhoods and downstream.**

4. Baldwin, Cardinal and Trapelo Historic Cottages- All were surveyed as required by the Memorandum of Agreement with Massachusetts Historical Commission.

Cardinal Cottage - Exterior design work was approved by the Massachusetts Historical Commission and the Waltham Historical Commission. Exterior design work and environmental abatement specifications were completed by the architect and then sent out to bid. Completion of the exterior and environmental work is on hold since April 2, 2018 waiting for City Council approval. (Appendix "I")

5. Guardrails - Installed along Trapelo Road and both sides of the main roadway entrance

Security Cameras - Installed
Jersey Barriers - Installed
Police Presence - for months at Marquadt
Police Patrols
Gates fixed

6. Majority of Systems Were Dismantled

7. Shriver/CERC, Greene, and Kelly Buildings – Were Surveyed.

Shriver/CERC, Greene and Kelly Buildings- Abatement and demolition designed and out to bid. Pending.

8. On March 22, 2017, after the state had surplused Marquadt, the Chief of Police requested temporary occupancy of the Marquadt Building (previously in October 2016 he requested use of Administration Building) for a temporary police station during construction of police headquarters after the State had surplused Marquadt. Status: Tabled in City Council Committee of the Whole since 4/18/2017. On 10/9/2018, the City Council filed the matter. (Appendix "J").
9. Zoning – is the purview of the Waltham City Council. On March 27, 2017, a Zoning District was submitted to the City Council by the Ward 3 and 4 Councillors to allow municipal use of certain buildings in Parcel 1 - Hillside, Administration, Howe, Marquadt and the Chapel. Despite the Ward Councillors' efforts to move the Fernald project forward for the benefit of their constituents and the City, the matter has been tabled in the City Council's Ordinance and Rules Committee since April 3, 2017.
10. The current zoning of the property is Conservation/Recreation, (Appendix "D1").
11. The City's Recreation Department has a permit for use of the Soccer Field for community use. The Sledding Hill will also be open to the public for community use. Malone Park and the Western Greenway will be open to the public once the environmental for a lower portion of the Greenway is completed. The Cottage Area will be open to the public once the wetland is restored and the environmental completed.

PARCELS 2A and 2B

Initial survey of buildings was performed by a Waltham Historical Commission designee.

PARCELS 3A and 3B

A full Feasibility Study was performed by the Waltham School Committee's Agent, SMMA, (Architects for the Waltham High School Project), its contractors, subcontractors, agents:

Phase I Environmental Site Assessment Report (CDW) with Appendices A, B, C (2016) (Appendix "K1")

Geotechnical Report (Lahlaf) (2016) (Appendix "K2")

Hazardous Materials Summary Report (CDW), Hazardous Materials Asbestos Report (Smith & Wessel) and Hazardous Materials Preliminary Costs (CDW) (2016) (Appendix "K3")

Topographical Survey (Nitsch Engineering) (2016) (Appendix "K4")

Traffic Report (Bryant Associates) (2016/2017) (Appendix "K5")

Wetlands Resource Evaluation (Rimmer Environmental Consultants (2016) (Appendix "K6")

A Phase II Subsurface Investigation was undertaken by CDW in 2017. (Appendix "K7")

The Commonwealth of Massachusetts engaged TechLaw Inc. to perform a Draft Phase I Environmental Site Assessment (2009). See other studies. (Appendix "B4")

The Massachusetts Historical Commission required an archeological survey near the West Building to determine if there was a cemetery on site. Results were negative. (2017)

The Massachusetts Historical Commission discouraged the School Committee and School Building Committee from using the Fernald site for a school.

On May 2, 2018, the Waltham School Committee requested of the Mayor to request of the City Council the opportunity to use the Waverley Oaks side of the Fernald property, approximately three acres, for school bus parking. (Appendix "L"). The matter has been tabled in City Council Fernald Use Committee since May 21, 2018.

MAYOR'S RECOMMENDATIONS

As Mayor, and also as Co-Chair of the Fernald Reuse Committee, the Mayor had numerous public meetings on Fernald, including neighborhood meetings that the Mayor co-sponsored with various Ward City Councillors. The neighbors and most City residents **do not support a large development plan for Fernald.**

The Mayor submitted her Master Plan recommendations to the City Council on November 22, 2017. (Appendix "M") **The Mayor supports a plan that will not negatively impact the neighborhoods, nor the City of Waltham as a whole.** One hundred and forty (140) acres were purchased with CPA money to protect the front parcel from overdevelopment; and for open space, recreation and historic uses. The remaining 50 acres were purchased with non-CPA money to provide some flexibility with adaptive reuse.

The Mayor does not support a big apartment complex or condo complex at Fernald. Certain buildings such as Marquadt and Tarbell etc. could be adapted for reuse for housing similar to the successful former **Hardy School** (City-owned 19 apartments for seniors - all affordable) and **Banks School** (24 condos sold privately mostly to empty-nest seniors, over 55, and first-time home buyers, 3 actually affordable units, but all priced for affordability) projects.

PARCEL 1

Working with the City's Planning/Housing, Consolidated Public Works, Building, Auditing, Engineering, Law, Police, Purchasing, Recreation, School and Wires Departments, the majority of Parcel 1 has been brought back to its original historic landscape.

The 11 buildings that remain in Parcel 1 are the three **historic** cottages on Trapelo Road; the buildings on the main driveway (Cherry Lane): Hillside, Administration, Howe Hall, Marquadt; plus the Chapel. The remaining buildings Shriver/CERC, Greene and Kelly Hall have a demo bid award pending.

Thus the land and the 3 **historic** cottages, Hillside, the Administration, Howe Hall, and the Chapel buildings are available for reuse for CPA approved uses.

Marquadt and the Greene Building's square footage are available for reuse without CPA restrictions.

The Mayor advised the City Council Fernald Use Committee that after the School Department's architects and consultants, who performed a full Feasibility Study and Phase I and Phase II Environmental assessments were finished, she would support hiring an outside planner to assist with the remainder of the property, Parcels 2A, 2B, 3A and 3B.

After the RFI responses are received and reviewed, **specifications** for a Request for Proposals will be prepared. Eventually a funding proposal will be submitted.

PARCEL 2A and 2B

Parcels 2A and 2B's land and buildings are available for reuse and subject to CPA restrictions.

PARCEL 3A and 3B

Parcels 3A and 3B's land and buildings are available for reuse without CPA restrictions.

CITY COUNCIL

Various City Council Recommendations/Requests/Resolutions have been made. (Appendices "N1" to "N11")

In its May 2018 budget request, the City Council requested of the Mayor \$250K to hire a planner for a Medfield type development plan. Westborough/Westfield are similar plans. Some housing advocates in the City also support a similar type development plan. There is no funding in place for a Medfield development plan.

PARCEL 1 Consists of approximately 104.00 acres and includes

- Greene Building
- Chapel
- Hillside
- Administration Building
- Howe Hall/Canteen
- Marquadt Nursing Home

- Kelley Hall
- Shriver Center/CERC
- Trapelo Cottage
- Cardinal Cottage
- Baldwin Cottage

PARCEL 2A Consists of approximately 22.08 acres and includes

- Wheatley Hall
- Farrell Hall
- West Nurses
- Food Service Bldg.
- Stock Room Bldg.

PARCEL 2B Consists of approximately 13.74 acres and includes

- North Bldg.
- North Nurses Bldg.
- Withington Bldg.
- Activity Center
- East Nurses Bldg.
- Waverley Hall
- School House/Gymnasium
- Chipman Bldg.
- Warren Hall

PARCEL 3A Consists of approximately 22.80 acres and includes

- Dolan Hall
- McDougall Hall
- Seguin Bldg.
- West Bldg.
- Belmont House
- Tarbell Bldg.
- Power Plant

PARCEL 3B Consists of approximately 26.87 acres and includes

- Laundry Bldg.
- Howe Library
- Store Room
- Lavers Bldg.
- Volunteer Center
- South Bowen Hall
- South Nurses Home
- Wallace Bldg.
- Maintenance Bldg.

- Old Green House
- Cottage 17
- Cottage 19
- Cottage 20

The property is located with the zoning area "CR" (see Appendix D1)

3 PROJECT OVERVIEW/STATEMENT OF NEED

Objectives

1. To dispose of the property(ies) by public lease, in whole or in part.
2. Lease, in whole or in part, to the party offering the best value.
3. Lease, in whole or in part, to the party with the best plan of use complementing the neighborhood.
4. Lease, in whole or in part, to the party offering the renovation plan that maintains and enhances the current historic structure(s).
5. Implement a business plan that offers a sustainable economic benefit to the community without overdevelopment to the City of Waltham and neighborhoods.
6. The City recognizes that variances or changes to zoning might be required and will assist in the process without guarantee of outcomes.

4 RFI REQUIREMENTS PROCESS

4.1 PARTICIPATION TO RFI

All vendors interested in this RFI should prepare their response by answering the questions in Section 5 and by completing and returning the documents in Exhibit D. Send your response to:

Joseph Pedulla, MCPPO
 Purchasing Agent
 City of Waltham
 610 Main Street
 Waltham, MA 02452

4.2 RFI SCHEDULE

RFI key dates are the following:

, 2018	RFI made available to the public
, 2018, 10 am	Site Inspection and Walkthrough
, 2018, 12 noon	Deadline for addressing questions
, 2018, 4.00 pm	Response to all questions
, 2018, 10 am	Responses DUE to the Purchasing Agent
, 2018, 4.00 pm	Responses to be evaluated. Responders may be invited to present solution to the City (presentation meetings, not negotiation meetings).
, 2018, 4.00 pm	Announcement by the City on the next step it will decide to take.

Note that the City endeavors to respect this time schedule as best as conditions allow. However, the City will use as much time as necessary to make the best informed decision.

4.3 RFI RELATED QUESTIONS / CLARIFICATIONS / SUBMISSION

All questions related to this RFI should be directed, via e-mail ONLY to

Joseph Pedulla, CPO. jpedulla@city.waltham.ma.us

Vendors must ensure that the information is delivered to the following address on or before Friday **10:00 AM Monday 2018**

Joseph Pedulla, MCPPO
 Purchasing Agent
 City of Waltham
 610 Main Street
 Waltham, MA 02452

Any notices with respect to this RFI should also be mailed to the above Contact and Address.

4.3.1 Liabilities of Agency

This RFI is only a request for information about potential products / services and no contractual obligation on behalf of The City of Waltham whatsoever shall arise from the RFI process.

This RFI does not commit the City of Waltham to pay any cost incurred in the preparation or submission of any response to the RFI.

4.3.2 Confidentiality & RFI Ownership

RFI Ownership: All responses to the RFI will become the property of the City of Waltham and will not be returned.

All materials received or created by the City of Waltham are considered *public records*. These records include but are not limited to bid or proposal submittals, agreement documents, contract work product, or other information submitted by a vendor to the City.

The State of Massachusetts Law requires that public records must be promptly disclosed by the City upon request

5 RESPONSE FORMAT

Question	Response
Vendor Information	
Name of person/Company responsible for the information contained in this RFI	Attach as required.
Telephone number Fax number Email address Web page	
Have you leased real property before?	
Total number of leases made	
Describe, if any, third party alliances, relationships, or dependencies.	
Planned Use	
Please provide information on your intended use of the facility(ies).	
Provide initial architectural sketches, if available, of the planned design	
Provide details of the planned improvements	
How does your project improve the neighborhood make up?	
What financial benefit will this project have to the City?	
Is your company planning to lease? If lease please explain the terms of the lease preferred (how many years lease)	
What is your anticipated renovation completion date?	
Will this project add jobs, please explain in details?	
If proposing a lease for a portion of the property, identify the space size and preferred location of that portion.	
Financial Ability	
How will you fund the lease of this property?	
How will you finance the improvements?	
What financial benefit do you expect this venture to produce for you/ your company?	
Client Capabilities	
Are you planning to hire an Architect, Engineer, Developer, etc.?	

Question	Response
Describe the skills, training, and education of your staff involved in the project.	
What Business experience do you have in developing such property?	
Describe your relationship with LOCAL Banks, Attorneys, Construction professionals, Consultants, etc.	

6. PROJECT REFERENCES

The vendor should at least list three previous projects achieved providing the following:

- Name of client including contact information.
- Other a real property acquisitions made from other Municipalities
- Size of real property acquisition
- Bank reference showing the financial ability to execute the transaction.

APPENDIX LIST

Appendix A	National Historic Register
Appendix B1	State Site Documentation
Appendix B2	Sasaki Fernald Center Reuse Plan
Appendix B3	DEP Records/Filings
Appendix B4	State Studies
Appendix B5	Mabbett & Associates, Inc. Environmental Liabilities Cost Estimate
Appendix C	Memorandum of Agreement between DCAMM, City and the Massachusetts Historical Commission
Appendix D1	City of Waltham Zoning Code and Map
Appendix D2	Map 2
Appendix E	Fernald Center Master Plan Dated 11/22/2017
Appendix F1	Fernald Center Master Plan Updated 9/1/2018
Appendix F2	Fernald Center Master Plan Pending
Appendix G	Building Inventory
Appendix H1	SSV Engineering Inc. and ESS Group Wetlands Study Report
Appendix H2	Waltham Land Trust Analysis of Fernald Wetlands
Appendix I	Baldwin, Cardinal and Trapelo Cottages Information
Appendix J	Chief of Police Marquadt Request
Appendix K1	Phase I Environmental Site Assessment Report (CDW) with Appendices A, B, C (2016)
Appendix K2	Geotechnical Report (Lahlaf) (2016)
Appendix K3	Hazardous Materials Summary Report (CDW), Hazardous Materials Asbestos Report (Smith & Wessel) and Hazardous Materials Preliminary Costs (CDW) (2016)
Appendix K4	Topographical Survey (Nitsch Engineering) (2016)
Appendix K5	Traffic Report (Bryant Associates) (2016/2017)
Appendix K6	Wetlands Resource Evaluation (Rimmer Environmental Consultants) (2016)
Appendix K7	Phase II Subsurface Investigation undertaken by CDW in 2017
Appendix L	School Committee request to use the Waverley Oaks side of the Fernald property, approximately three acres for school bus parking.
Appendix M	Mayor's Master Plan Recommendations dated November 22, 2017
Appendix N1	City Council Resolution re: wetland restoration which was adopted
Appendix N2	City Council Resolution re: Western Greenway which was adopted
Appendix N3	City Councilor's/Councillors Recommendations regarding cemetery; Request for environmental site assessment; Request to School for metes and bounds of property for Waltham High School; and Resolution for environmental consulting firm/environmental assessment/cost for full remediation of whole property
Appendix N4	Requests: for a matrix of all permits and approvals necessary; for communications from MA Historic; for Department Heads to provide written answers to 56 questions; for Environmental Specialist to provide answers to 98 questions; for Jones Lang LaSalle and Sasaki Associates reports; for status of asbestos abatement and

- demolition of 20 buildings, for requests for Departments and Commissions to appear before the Fernald Use Committee; for City to issue a Request for Proposals to hire a firm for the asset assessment and reuse of non-wetlands property
- Appendix N5 Councillors' requests: for RFP to move CPW to Fernald, Mackerel Hill or other City owned property; to prepare an RFP for a new "stand alone" Police Station at Fernald or the current location; to prepare an RFP for the construction of a new Moody Street Fire Station; that Mayor and City Solicitor investigate the process for purchasing back the CPA portion of the Fernald using General Fund Revenue and review any Article 97 issues and Registry recordings
- Appendix N6 Special Meeting of the City Council to address Fernald property, Veterans Fields, Gann Academy and Bentley, limitations on CPC for use for Public Works or Cemetery, MA Historical Commission letter School Committee's request to Council to provide its suggested uses at Fernald
- Appendix N7 Request for Mayor as to whether the August 2016 request for 50 acres (25 CPA, 25 non CPA) is still an option under consideration
- Appendix N8 Resolution: Concerning Restoration of Illegally Filled Wetlands at the Fernald site for the Public Purpose of Flood Prevention (1/13/2014) and a request to forward the environmental studies to the School Committee; Establishing a National Museum Commemorating the Developmentally Disabled at the West Building (10/22/2016) and request that the federal and state delegations and Mayor be invited to the Fernald Use Committee meeting; Concerning Restoring Former Functioning Farm Fields and Orchards (10/22/2016); Concerning Creating a Community Center at Fernald (10/22/2016); Concerning Using Fernald Buildings and Land for Public Vocational Training (10/2/2016); Concerning Creating a Playground Designed for People with Developmental Disabilities at Fernald (10/22/2016); Concerning Creating an Art Gallery/Exhibition Center at Fernald (10/22/2016); Concerning Fernald Front Lawn for general recreational use (10/22/2016); Concerning a Western Greenway Path through Fernald (10/22/2016); Concerning Illegal Dump Site at Fernald (11/14/2016); Concerning sledding at Owl Hill (11/28/2016); Concerning Creating an Outdoor Amphitheater at the Fernald (12/26/2016); Fernald Use Committee Request of 6/9/2017 for use of 50 acres total at the Fernald property (25 acres CPA and 25 acres non CPA), and is this option still under consideration; Resolution Concerning Conducting a Natural Inventory at Fernald (6/26/2017); Request that City's Planning Department provide to Fernald Use Committee how many residential units would trigger requirements for: an additional school, an additional fire station, fire apparatus, or crews, an additional police station or officers for

the four categories of housing: general housing, veterans housing, senior housing and affordable housing; and Request that the City's Planning Department provide a draft outline for master plan RFP for the committee to review and edit, and a draft master plan RFP for this committee to review

Appendix N9

City Council Dockets from Fernald Use Committee, Public Works Committee and Committee of the Whole

Appendix N10

Fernald Use Committee minutes

Appendix N11

Fernald Use Committee minutes