



# CPC/BOS Recommendation

## Thayer Homestead Development



# Property Development Timeline

**2006**

Town of Medway acquires Thayer Homestead; final cost: \$1.1M.

**2008-2010**

\$200K used to stabilize house and barn, clear site for lawn.

**July 2010**

BOS appoints Thayer Development Committee (TDC).

**Nov 2010**

TDC/BOS recommend professional concept development; \$30K approved by CPC and fall TM; Davis Square Architects hired.

**Nov 2011**

TDC/BOS recommend furthering “Thayer concept” to schematic plan; CPC and fall TM approve \$150K; ACG & LLB Architects hired.

**Jan-Nov 2012**

Schematic plan and bid documents produced.

# The Thayer Homestead Committee was given the following development goals:

1. Preserve the property's historic character. ✓
2. Preserve the scenic vistas to and from Choate Park. ✓
3. Preserve the open space aspect of the yard. ✓
4. Design for compatibility with existing buildings and functionality for community use. ✓
5. Design to create a self-sustainable model for continued upkeep and expenses. ✓

# Property Site Overview



# Sympathetic Addition – View from Street



# Sympathetic Addition – View from Lawn



# Thayer Homestead Development Costs

**Estimated** costs to construct Thayer Proposal as of 11/2:

- \$1,950,000 Estimated for complete rehabilitation of Thayer House; construction of Sympathetic Addition and related site work (with contingencies)
- \$350,000 Phase II: Support Parking and related drainage construction (to DPS)
- \$30,500 LLB/Architectural Services (construction administration)
- \$54,720 ACG/OPM Service (during construction)
- \$90,000 ACG/Clerk of the Works (during construction)
- \$4,500 ACG/Post Construction Phase Project Management Closeout

**\$2,479,720 TOTAL (estimated)**

Bids to be opened on November 11, 2012, Bids deemed non-resonsive

# **The use concept for the Thayer Property was defined.**

- Develop the Thayer Homestead property as the centerpiece that would combine with Choate Park and the walking trails into a “Village Green” area for general community use.
- Create a self-sustaining building complex and large lawn area for community events and rental functions.
- Model the function business use plan after similar event venues in other towns.

# The Thayer Homestead's function areas have two goals.

- Make the function areas available to community government, organizations, and residents at reduced or no fees during the week.
  - Group, club, organization meetings (Scouts)
  - Non-profit organization use (Camp Sunshine)
  - Historical Society displays
  - Town events (Taste of Medway)
- Rent out the function areas for larger celebrations on weekends for a minimal fee.
  - Weddings
  - Anniversaries
  - Retirement parties

# Sympathetic Addition – Inside View



# Sympathetic Addition – Inside View



**The annual operating expenses for the Thayer Homestead (3,326 sq. ft.) were based on comparable annual expenses per square foot in other town properties.**

Utilities	\$/sq ft	sq. ft.	annual cost	budgeted cost
Electricity	1.03	3,326	\$3,426	\$4,000
Water	0.10	3,326	\$332	\$400
Heat (gas)	0.49	3,326	\$1,630	\$2,000
Sewer				\$300
Trash				\$3,000
Custodial Services				\$4,000
Maintenance				\$3,000
Marketing/Sales				\$4,000
<b>TOTAL</b>				<b>\$20,700</b>

## The annual revenue forecast is based on a review of rental fees for similar venues in other towns.

### Rental Only Fees: Projected Thayer

• Spring/Summer Weekend*	\$1,200
• Fall/Winter Weekend*	\$500
• Weekday	\$300

\* Weekends are considered prime rental times and are not discounted.

### Barn Holliston

\$1,500
\$600
\$375/275

### Smith Barn Peabody

\$3,200**
\$1,750

\* \$500 fee to use garden

### Gould Barn Topsfield

\$2,000
\$450 ***
\$450***

\* \$150 minimum for non-profit

### Projected Thayer Rental Income

	Event Days	Low	High
• Spring/Summer Weekend	36	8/\$1,900	12/\$14,400
• Fall/Winter Weekend	64	12/\$6,000	20/\$10,000
• Weekday*	260	30/\$6,750	45/\$9,750
		\$22,350	\$34,150

• Caretaker's Apartment Potential Rent \$9,600/yr

# There are other factors to consider in the property renovation.

- The early years may result in a revenue shortfall while the property is starting up and becoming established. This would be supported by the General Fund.
- The CPC will finance the renovation with a bond, supported by CPC funds, but taking advantage of the historical low rates.
  - Bond life is 20 years at \$142K per year.
  - BOS/town treasurer support bond financing due to low rates and the town's bonding position.
- CPC funding from the state averages \$152K/year and the present CPC balance is \$3.5M.

# The rental fee is for use of the building and lawn only.

- Other function expenses, if needed, will be in addition to building/grounds rental costs.
  - Police Details
  - Event Manager Fee
  - Any Insurance Requirements
  - Setup Fees (Tents, PortaPotties, tables and chairs, etc.)
  - Cleanup Fees
- Community use weekday events will be the responsibility of the users to “leave it as you found it.”

# Caretaker's Responsibilities

- Caretaker will be considered an independent contractor for the town.
- He provides security by being on-site.
- Position is part-time, with benefits and tasks negotiated. These could include:
  - Receiving a reduced rental rate for apartment.
  - Earning a percentage of bookings.
  - Showing the building and grounds to potential renters and handling rental bookings.
  - Acting as event manager for functions.
  - Managing setup/cleanup duties.
  - Performing various general upkeep, such as changing light bulbs.

# **The warrant article motion for consideration tonight is as follows:**

## **Article 21: Borrowing – Thayer Property Renovation**

The Finance Committee recommends, and I move, that the Town vote to borrow the sum of \$2,500,000 for the rehabilitation of the original structure located at the Town-owned Thayer Property at 2B Oak Street together with construction of a sympathetic addition, including furnishings and payment of any expenses in connection thereto and that the Town Treasurer, with the approval of the Board of Selectmen, be authorized to borrow said sum pursuant to the provisions of General Laws chapter 44B, section 11, chapter 44, section 7(3), (3A) or any other enabling statute, and that the Board of Selectmen is authorized to take any action necessary to carry out this project.