



# TOWN OF NANTUCKET

## RFP - WORKFORCE AFFORDABLE RENTAL HOUSING DEVELOPMENT AT 6 FAIRGROUNDS ROAD

### ADDENDUM NO. 3 – SUBMITTED QUESTIONS

April 5, 2017

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The attention of Proposers submitting proposals for the subject Request for Proposals (RFP) is called to the following Addendum to the specification. The revisions set forth herein, whether of omissions, additions or substitutions are to be included in and form a part of the Proposal submitted. **Proposers must acknowledge receipt of this Addendum by signing the Addendum Acknowledgement Form on the last page of this Addendum and returning it with your proposal.**

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#### 1. SUBMITTED QUESTIONS

**Q: Will the developer be asked to commission a traffic study and do off-site mitigation work as part of the special permit process?**

A: No. The Planning Board voted at its 3/31/17 meeting not to require this of the developer in conjunction with the 6 Fairgrounds Road project.

**Q: Has the Proposal Submission Deadline been extended?**

A: No, the Proposal Submission Deadline remains Wednesday, April 26, 2017 at 1:00 PM

**Q: Are the minutes and video from the March 8, 2017 presentation available?**

A: Yes, the minutes and video are posted under Related Documents of the bid page. For your convenience, the minutes are listed below. The video of the presentation can be found here:

[https://www.youtube.com/watch?v=-i1KARoZYN8&feature=em-upload\\_owner](https://www.youtube.com/watch?v=-i1KARoZYN8&feature=em-upload_owner)

**Please remember to sign the Addendum Acknowledgement Form provided below and include it with your proposal**



## Workforce Affordable Rental Housing Development RFP

6 Fairgrounds Road, Nantucket, MA 02554

### Minutes of Site Tour – March 8th, 2017

*The below is intended to be a general summary of the welcome and Q&A period during the Site Tour held on March 8th, 2017 in the Community Room at 4 Fairgrounds Road on Nantucket with respect to the noted above. This is consistent with the indication in the RFP that the Town will send summary minutes of the Meeting to all those registered and, as well, that the Town is not responsible for making sure all aspects of the meeting and group discussion are captured.*

***We highly recommend viewing the accompanying video through the link provided by the Procurement Office. The video runs approximately 50 minutes.***

#### Welcome

Tucker Holland, Independent Housing Consultant to the Town of Nantucket, welcomed the attendees and thanked all for attending. Mr. Holland emphasized the importance of this project to the community and introduced Jim Kelly, Chair of the Board of Selectmen, and Dawn Hill Holdgate, Vice Chair of the Board of Selectmen.

Mr. Kelly welcomed and thanked all attendees, getting right to a few opening comments. *“I can speak very strongly about the support this project has from the Board of Selectmen.”* Mr. Kelly shared that the Board is engaged in a strategic planning process, and workforce / affordable housing was identified this past year as one of five principal areas of the plan. *“It is a major area of commitment of our Board.”* Mr. Kelly noted the Town looks at this as a great opportunity to work collaboratively with a developer, and emphasized the support of the Board for this project. Mr. Kelly added that we are looking for innovative ideas in this project. *“However we implement this project will gain a lot of attention, and I think that is of benefit to all of us. Thank you for being here.”*

Ms. Hill Holdgate also welcomed and thanked the attendees, going on to emphasize:

- *“Every single day [here], the year-round housing situation gets worse.”*
- *“I’m hoping that in some of your final proposals we may see some greater levels of affordability, across broader than the minimum.”*
- *“I hope you will take into careful consideration the aesthetics.”*
- *“On Nantucket, outdoor spaces are so important to people...take in to careful considerations having play spaces for children, places for cookouts, bike storage and those types of things that really make a community.”*

- *“One of the things I hope will be very important [in your proposals] is the ongoing management and maintenance of this. This is Town land. It’s a great location. It’s close to goods and services. And it’s very important that we see it as a great community on Day 1 and a great community 10 years from now.”*

Mr. Holland then oriented the group to the subject site and went through the agenda for the day.

### **Physical Site Visit**

Three questions came up in the field related to the RFP.

Q: The RFP notes that certain special specimen trees may be designated by the Town for saving. Are there any and, if so, do we know what trees those are?

A: *Since issuing the RFP, the adjacent site (where the new fire station will be built) has been cleared. Consequently, we have been able to now evaluate the tree types on the subject property and there are no special specimen trees on the subject property of the RFP (i.e., Lots 83 and 84) that need to be saved.*

Q: Will the main road servicing the development off of Ticcoma Way (Road Lot 80 in the maps - having the working name, “Waitt Drive”) be a Town road or private road?

A: *It will be a Town road.*

Q: I understand that no curb cuts on to Fairgrounds Road are desired. Is it desirable that the development includes an access to the bike path along Fairgrounds Road?

A: *Yes. A connection to the bike path is very much encouraged.*

In addition to walking the subject site, the group also drove by several other workforce / affordable projects, existing and underway. These included Sachems Path (ownership), Miacomet Village (rental), Nantucket Education Trust (Cow Pond - rental), Landmark House (elder), Park Circle (unrestricted affordability, yet designed for the workforce), and Richmond Development Group’s Old South Road project (combination of rental apartments and single family home ownership).

### **Q&A with Our Panelists**

#### ***Andrew Vorce, Director of Planning***

*“The Planning Board is supportive. The Planning Board is interested in moving this project forward.”*

Q: Regarding the affordability levels, one of the obvious questions is whether LIHTC is appropriate given what your targets are?

*A: The Board of Selectmen tried to provide flexibility in the way the RFP was crafted, recognizing different developers may tap into different (financing) programs, such as MassHousing's Workforce Housing financing program for up to 120% AMI restricted units. That is a constituency here. There is a minimum affordability threshold that needs to be met, as noted in the RFP. Once you've had the chance to review the Workforce Housing Needs Assessment and Housing Production Plan, you'll see there is need at virtually every level here. The Sachems Path project we drove by earlier have 100% of units restricted at 80%, 100% or 150% of AMI. The Board is looking for a variety of income levels to be served by this project. (We are encouraging proposals that go beyond the minimum affordability required, as indicated in the evaluation criteria included in the RFP.)*

Q: MassHousing's definition for Workforce Housing is 60% -120% AMI. Is some component below 60% AMI considered part of the workforce from your perspective?

*A: The bylaw minimum affordability is that at least 25% of the project be restricted at up to 80% AMI. So anything beyond that minimum is consistent with the bylaw.*

Q: Did you do any conceptualization about the massing? Did you talk about the possibility of doing a zoning warrant that would allow up to three stories in height?

*A: We did discuss this. We could consider it as a possible zoning amendment. Having a third floor functioning within the 30' zoning height restriction would be desirable. If higher were desirable, it could be something brought before the next Town Meeting, likely in Fall 2017. We'd remind you that an easement over one of the residential lots along Ticcoma Way could be made available for traffic flow for the project.*

Q: Is there flexibility on the 64-unit cap?

*A: The total units are set by the by-law, and 64 is the maximum for this project. A friendly 40-B was discussed, yet the Board ultimately felt most comfortable limiting the project to what the current intensity limitations are as approved by prior Town Meeting.*

Mr. Vorce's e-mail is: [avorce@nantucket-ma.gov](mailto:avorce@nantucket-ma.gov).

**David Gray, Sewer Director**

**Bob Gardner, General Manager of Wannacomet Water Company**

**Chuck Larson, Deputy Director, Department of Public Works**

*"We are in the process of designing the sewer. The sewer main will run within this 20' buffer zone."*

*“The water main in this area is on Fairgrounds Road and Ticcoma Way and is a 12” water main on both sides. [The water service to the project] would be within the same 20’ corridor David was talking about. Our vision is this would be an 8” water main with hydrants. And Wannacomet is certainly willing to work with any developer on the design of that and the details. I think the key to the water issue here is the metering. How you meter the water can save you substantial amounts of money. How the metering is done is the water company’s greatest interest in the project. We would be more than happy to sit down with anyone. It’s Wannacomet’s intent to get the service on to the property line. We are accepting that responsibility to do that. The rest is on you.”*

*“Storm water is an area that’s one of the key items we’d be looking for here. Any innovative solutions for addressing storm water collection, infiltration. Any approach to address that with on-site capabilities would be something we’d like to look at. Like Bob, I am happy to sit down and discuss any ideas.”*

*“Prior to the issuing of permits the water company has to issue a what’s called a certificate of water quality compliance. That means that they are in agreement with the storm water collection, treatment and recharge system, and that complies with the Zoning By-law 139-12.”*

Q: The police and fire station – aren’t they putting in a system that would handle their [storm] water that is sort of on the property line? Would there be an opportunity to expand that, to handle additional [storm water]?

A: *Yes, I believe they are. I would think, yes, depending on the sizing and the layout of the buildings and the run-off. That’s definitely worth looking at, I would think.*

*“The current design calls for a 20’ road [Road Lot 80 – Waitt Drive] with sidewalks on both sides. This will be constructed by the Town.”*

Q: With respect to the road, the assumption is it will be built and in to Town specs and there won’t be any cost contribution from the developer of this site to the road?

A: *Correct.*

Q: Is it safe to assume that sewer connection and privilege fees will be waived for all SHI-eligible units?

A: *That is a question we will post a response to. (Please see accompanying Sewer Fee Waiver Policy.)*

Q: It's clear the applicant will have to go through the Special Permit process with the Planning Board. Is there a need for a traffic study, and potential mitigation – is that already baked in to the Town's master plan? Could the developer be on the hook for some dollars?

A: *It's a good question and deserves a response from the Planning Board. (The next Planning Board meeting is March 31st.)*

Q: I know Lot 82 is excluded - is there a backstory to that? It changes the orientation of the site a little bit.

A: *The Town doesn't have a lot of available developable land to give away. Lots 83 and 84 meet the minimum, and we are confident that projects can be built on both. If there is an interest in Lot 82, it has separate development potential for this lot. If that is something you are interested in, we want you to identify that. Like a private developer, we are not going to give away lots. We have a big challenge here. We need all the land we have to perform. It would have to go through a separate RFP process.*

Q: In this area, is the water pressure pretty good – are fire pumps needed to adequate sprinkler coverage for multi-family / commercial buildings?

A: *The static pressure in the Wannacomet system, full tanks, at this location is about 67-68lbs. We're not a high-pressure system. But, you'll get in excess of 3,000-3,500 gallons per minute at that site. Pressure and volume are not an issue here. Separately, the Water Commission sets the fees for Wannacomet, and they (legally) cannot waive fees.*

Mr. Gray's e-mail is: [dgray@nantucket-ma.gov](mailto:dgray@nantucket-ma.gov).

Mr. Gardner's e-mail is: [rgardner@wannacomet.org](mailto:rgardner@wannacomet.org).

Mr. Larson's e-mail is: [clarson@nantucket-ma.gov](mailto:clarson@nantucket-ma.gov).

***Ray Pohl, Chair of the Historic District Commission***

“Any building built on Nantucket needs to be reviewed by our board. I am available to any of you during your planning process to answer any questions. I'm going to give you my contact information. As you work through the architectural component, I'd be happy to answer any questions you may have about what my board might consider to be appropriate for this site. We'll be looking for something contextual with Nantucket. Well-proportioned. My e-mail is: [ray@botticelliandpohl.com](mailto:ray@botticelliandpohl.com)”.

“We want to stress the importance of the HDC process here on Nantucket.”

Q: Has there been any push-back from the neighbors on this project?

A: *Initially [a few years back], there was a little noise. Then the area was rezoned for the current use, and there was no real opposition to that. It passed pretty much without discussion.*

*Then with the clearing you all have witnessed out there, there hasn't been a lot of comment – very minimal. There may have been some initial resistance [going back a bit], but this land was clearly bought for the purposes of housing. And that's clearly been stated for some time now. It all depends on the design and the final project, yet at least of now, we have not heard a lot of opposition.*

Q: Lot 82 – is it possible to reconfigure it - to tuck it someplace else - as you design the project for Lots 83 and 84?

A: *It's possible.*

***Lauren Sinatra, Energy Coordinator***

There is a lot of detailed information in Lauren's presentation. We highly recommend watching the video for additional information.

*“There are many very generous utility and state funded programs – and many new Nantucket-specific opportunities that are soon coming on-line. In the Housing Production Plan, you may have seen many references to energy efficiency for its obvious connection to long-term, permanent affordability. Nantucket is connected to the mainland by two undersea cables, which carries an extra 10-15% surcharge. We pay some of the highest energy prices in the country. We want to lead by example and are hoping these units will be highly energy efficient, and if possible that renewables are incorporated. Through the Massachusetts Clean Energy Center there are [many financially attractive programs]. National Grid will dedicate enhanced technical assistance to this project. A potential project through Tesla Solar Roofs might be offered exclusively to our community. There is guidance in the HPP. I am here for assistance and support. There is a real motivation on the part of the Town to have these units as energy efficient as they can be.”*

Ms. Sinatra's e-mail is: [lsinatra@nantucket-ma.gov](mailto:lsinatra@nantucket-ma.gov).

**Concluding Remarks**

Mr. Holland thanked everyone for their interest and participation.

Mr. Holland's e-mail is: [acktownconsultant@gmail.com](mailto:acktownconsultant@gmail.com).

Mr. Gregg Tivnan, Assistant Town Manager, can be reached by e-mail at: [gtivnan@nantucket-ma.gov](mailto:gtivnan@nantucket-ma.gov).

<END>

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**TOWN OF NANTUCKET**

**ADDENDUM ACKNOWLEDGMENT FORM**

RFP - WORKFORCE AFFORDABLE RENTAL HOUSING DEVELOPMENT  
AT 6 FAIRGROUNDS ROAD

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**April 5, 2017**

**I ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND UNDERSTAND I MUST  
ENCLOSE THIS SIGNED ACKNOWLEDGMENT AS PART OF MY PROPOSAL.**

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Company Name

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Signed

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Date