



City of New Bedford

PURCHASING DEPARTMENT
Susan Bruce, Director of Purchasing

April 18, 2018

City Property Committee
New Bedford City Council
133 William Street
New Bedford, MA 02740

Re: Purchase of Real Property located at 890 Brock Avenue, New Bedford, MA.

Dear Councilor Carney and Honorable Members of the City Property Committee:

This correspondence has been prepared in response to the Property Committee's March 26, 2018, request for a written evaluation from the South Public Safety Building Committee of the two site proposals submitted in response to the Request for Proposals.

The South Public Safety Building Committee met on April 12, 2018, to consider the two proposals submitted: the former church property located at 890 Brock Avenue and the former Goodyear site located at Bolton and Orchard Streets. The following members of the Committee were in attendance and provided their evaluations: Councilor Lopes, Ari Sky (Chief Financial Officer), Kenneth Blanchard (DFFM Director), Joseph Cordeiro (Chief of Police), Michael Gomes (Fire Chief), Mark McGraw (EMS Director), and Celeine Saraiva (Community Representative). Representatives from the Mayor's Office, City Solicitor and Purchasing were also in attendance, but declined to evaluate the proposals.

The RFP included four evaluation criteria: (1) Size of Parcel, (2) Frontage on City-Accepted Roadway, (3) Right of Ways, Easements and Restrictions, and (4) Zoning, Wetlands and Other State or Local Statutes or Regulations. As part of its review the Building Committee was also provided with an April 3, 2018, memorandum from Michele Paul, Director of Environmental Stewardship, regarding the use limitations on the former Goodyear site (copy attached).

Below is an overview of the Evaluation Criteria results:

Criterion	Brock Avenue	Goodyear Site
1. Size of Parcel	Highly Advantageous	Highly Advantageous
2. Frontage	Highly Advantageous	Advantageous
3. Easements & Restrictions	Advantageous	Unacceptable
4. Zoning, Wetlands, Statutes or Regulations	Highly Advantageous	Unacceptable

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NEW BEDFORD, MA

After discussion pertaining to both properties, the Committee voted unanimously to recommend the property located at 890 Brock Avenue as the preferred site. Committee members noted the potential complications resulting from the Activity and Use Limitation at the Goodyear site, in contrast with the operational advantages associated with the Brock Avenue site.

Thank you for your consideration.

Please Note: M.G.L. Chapter 30B states the name of the selected proposer and the amount of the transaction must be submitted to the Central Register, which is published by the Secretary of the Commonwealth. Also, M.G.L. Chapter 7C, section 38, requires disclosure of all beneficial interest in real property acquired or disposed of by a public agency. The selected proposer must file a disclosure of beneficial interests with DCAMM (Department of Capital Asset Management and Maintenance). No contract or lease or sale of a property, and no renewal or extension of such an agreement, is valid until the seller or lessor files this form with DCAMM.

Respectfully submitted,

Susan Bruce
Director of Purchasing

Attachments

Cc: South Public Safety Building Committee
Mayor's Office
Solicitor's Office



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

MEMORANDUM

To: Mikaela McDermott
CC: Shannon Shreve
From: Michele Paul
Date: 4/3/18
Subject: Former Goodyear Site

The former Goodyear site, located between Orchard and Bolton Streets, is a Brownfield site (MassDEP Release Tracking Number 4-0688) for which the City completed a limited site assessment using EPA Brownfield Grant funding in April 2011. The following is a summary of site activity:

The former Goodyear Site was used for manufacturing from the 1890s until 1990. By 1997, all buildings and foundations were demolished and all underground and aboveground petroleum storage tanks were removed from the Site. A total of 11,000 tons of contaminated soil were excavated and shipped off-Site for disposal and the Site was graded using clean fill and seeded in fall 1997.

A Massachusetts Licensed Site Professional (LSP) filed a site closure document with MassDEP in 2000, which included an Activity and Use Limitation (AUL). Primary residual contaminants associated with the property are petroleum hydrocarbons and metals. The AUL allows for the site to remain unpaved under the condition that the site remains fenced and inaccessible to the public. Construction requires that a soil management plan be prepared by an LSP and that the LSP document that the final condition of the site complies with the AUL. In order to comply with the conditions of the AUL, the property must be covered with a building foundation/concrete floor or concrete or asphalt pavement. Any landscaped areas must be covered by greater than three feet of clean fill on top of the existing ground surface with landscaped vegetation. Residential, agricultural, outdoor or indoor recreation, daycare centers, and schools are prohibited under the existing AUL.

The recent construction of a Dollar Store was completed under LSP oversight in compliance with the AUL and included the relocation of site soil to another portion of the site that remains fenced and inaccessible. Earthwork for future construction that will require LSP oversight and soil management. Any off-site disposal will require that the material be sampled and disposed at a licensed facility. Unless an LSP renders an Opinion that allows for changes to the AUL, the above restrictions of the AUL will remain in place.

In summary, LSP oversight, soil management plan development, impacted soil disposal, and potential AUL modification will add cost to any redevelopment of the site.



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Clerk of Committees
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New Bedford, MA 02740

City of New Bedford

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City Clerk Clerk of the City Council

DENIS LAWRENCE, JR.
Clerk of Committees

DONNA M. BRITTO
Assistant Clerk of Committees

April 10, 2018

Ari J. Sky
Committee Member
South End Public Safety Center Advisory Committee

Dear Mr. Sky,

The New Bedford City Council's City Property Committee, at a meeting held on March 26, 2018, considered the following:

COMMUNICATION, Mayor Mitchell, to City Council, submitting RFP and two responses for Purchase of Real Property for the South Public Safety Center and an ORDER requesting the Committee on City Property ratify the RFP process, select the preferred site, commission an appraisal and provide direction regarding Purchase and Sales Agreement. (Ref'd 2/8/18)

On motion by Councillor Morad and seconded by Councillor Rebeiro, the Committee VOTED: **That the City Property Committee request the Public Safety Building Committee submit a written evaluation of the two proposals specifically tailored to the various criteria contained in the RFP and that it be presented to the City Property Committee Members prior to the meeting on April 23, 2018.** This motion passed on a voice vote.

Please forward this correspondence directly to the Clerk of Committee's Office, City Hall, Room 213, at your earliest convenience.

Very truly,

Councillor Naomi R. A. Carney, Chairperson
Committee on City Property

NRAC/at