



Town of Reading



**Lunch and Learn
September 29, 2022**





Senior Citizens (Age 60+) Growing Population

(source: Umass 4/22 Public Forum)

Age Category	Number	Percentage
Under age 18	6,187	25%
Age 18-49	8,758	35%
Age 50 to 59	3,803	15%
Age 60 to 79	5,266	21%
Age 80 and older	1,222	5%
Total	25,236	100%

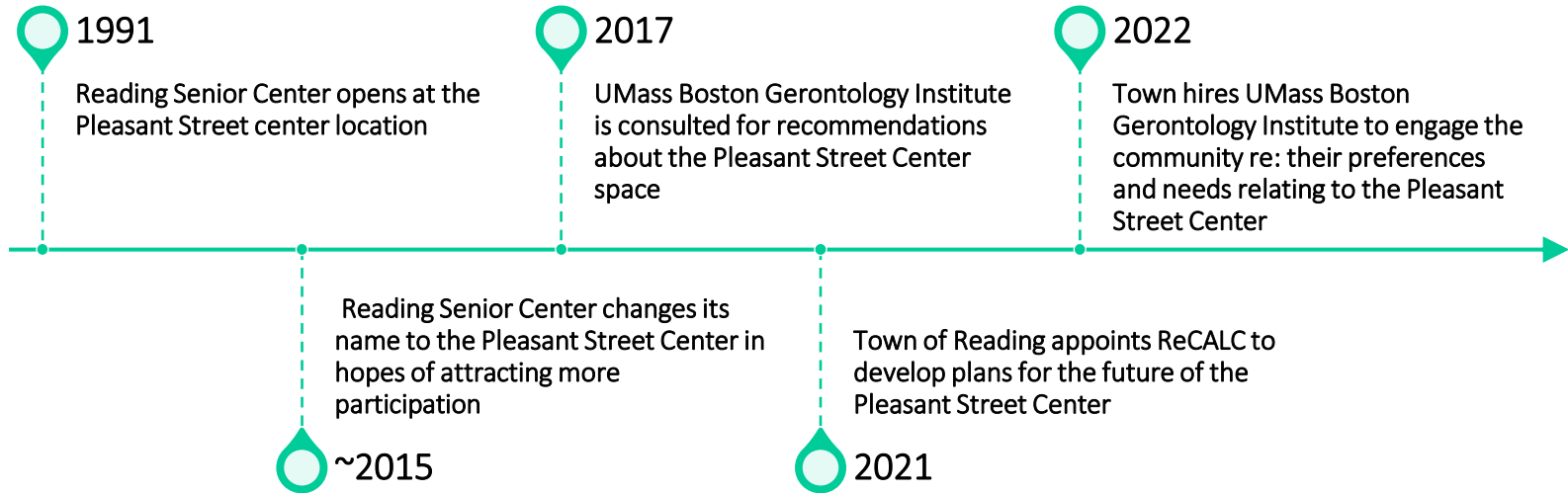
Source: American Community Survey, 2016-2020, Table B01001. Numbers are calculated from 5-year survey estimates.





Planning Process Senior/Community Center

(source: UMass 4/22 Public Forum)





What We Have Heard Seniors Need

Wellness
Socialization
Transportation
Entertainment
Games
Trips
Arts



Reading Center for Active Living Committee (ReCalc)

A volunteer ad hoc committee reporting to the Select Board

The charge of ReCalc:

Explore the current and future needs of the Community, and initiate planning for a potential new Senior/Community Center in town that will focus on residents aged 60+ and possibly other members of the Community.





What is Missing at the PSC?

- Multi Purpose Space?
- Appropriate Restroom Facilities?
- Private Meeting Spaces?
- Private Offices for Employees?
- Game Room?
- Adequate Staffing Levels?
- Parking?



Options for New Buildings

1. Purchase an existing building and renovate
 2. Expand the Current Pleasant Street Center
 3. Build New Facility on Town Owned Land
 4. Others?
- Each Option has different Timelines and Different Costs



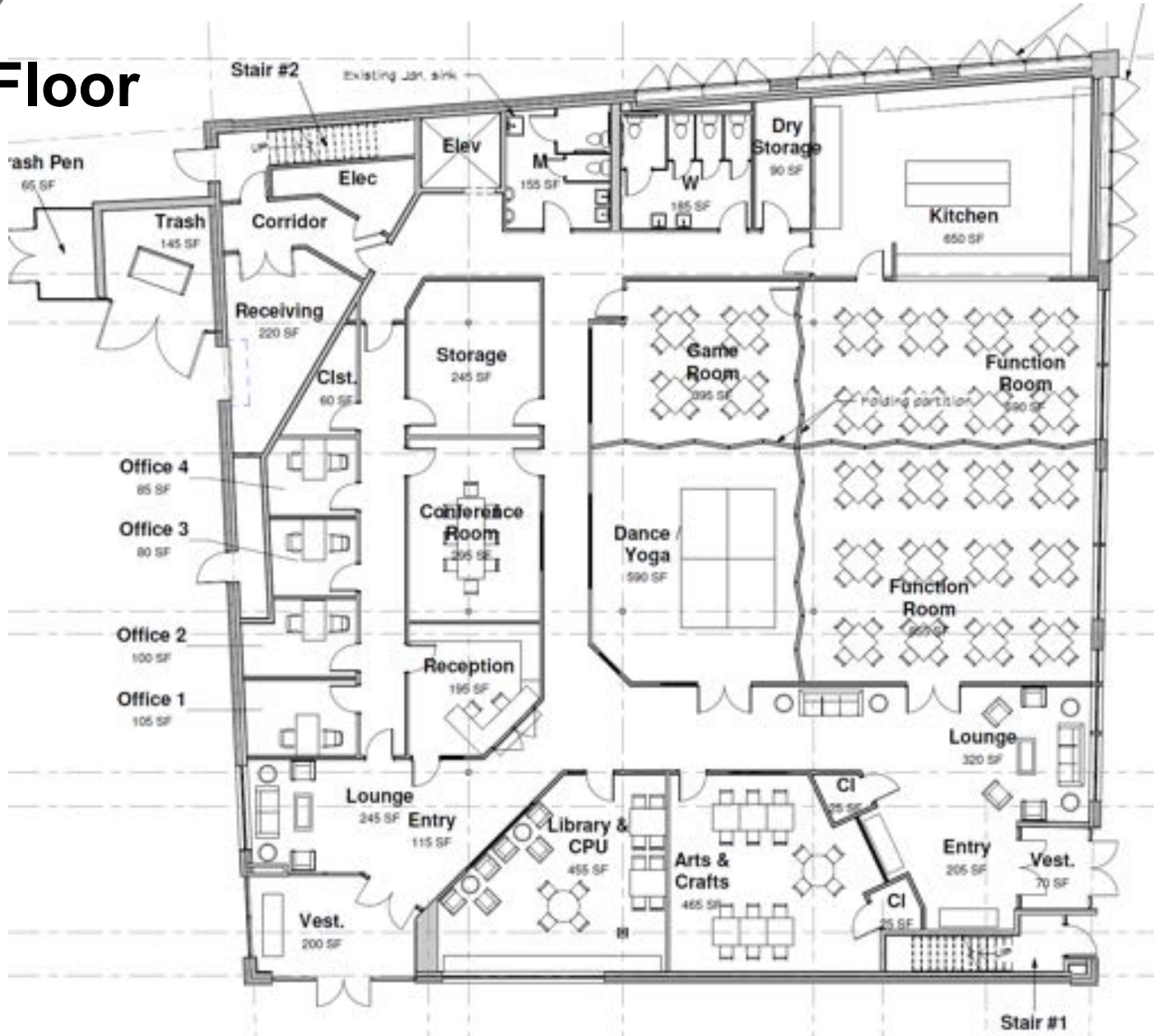
1. Purchase Building and Renovate

- April Town Meeting – Instructional Motion to Find Spaces in Town for Senior Center
- June 2022 – Select Board authorizes an RFP for Leased Space for Senior Center
- July 2022 – Response from Walgreens Owner for Leased Spaced
- August 2022 – Select Board authorizes an RFP to Purchase Space for Senior Center
- September 19, 2022 – Response from Walgreens Owner to Sell the Building
- October 11, and October 25, 2022 – Planned Select Board Meeting to discuss Next Steps



1. Purchase Building and Renovate

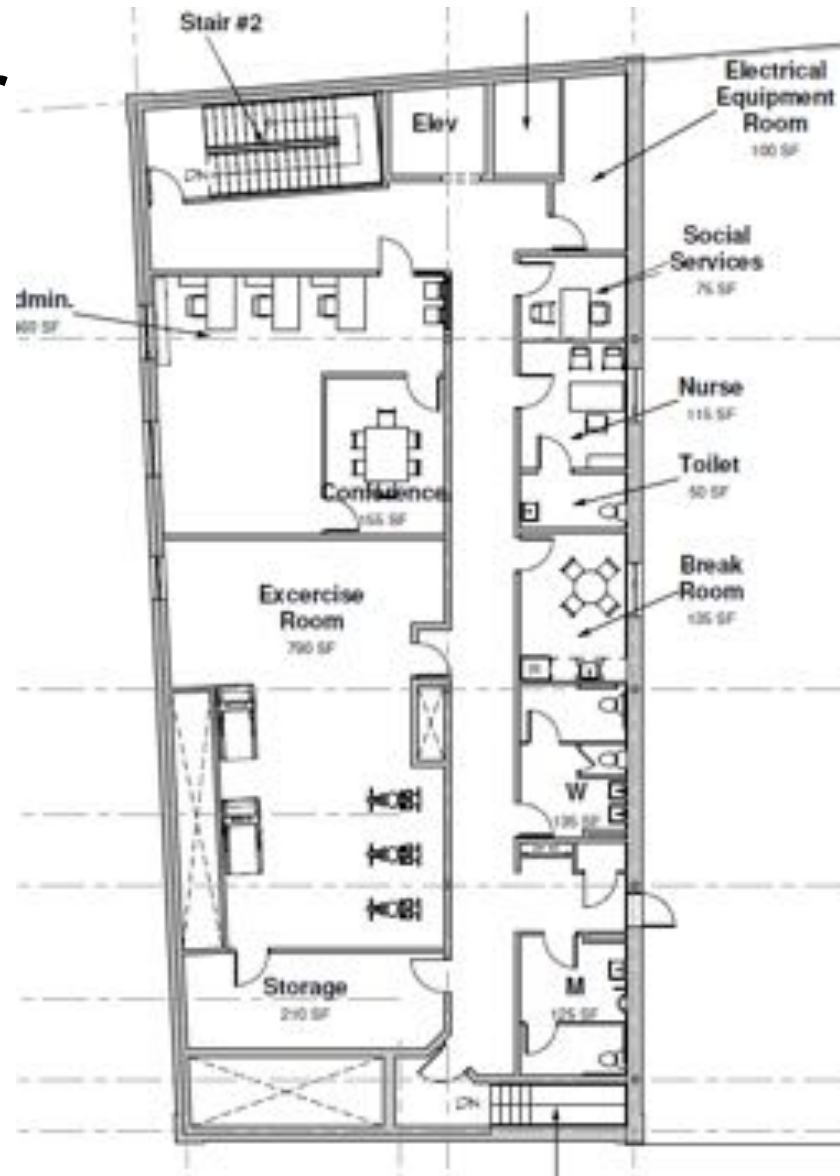
First Floor





1. Purchase Building and Renovate

Second Floor





1. Purchase Building and Renovate

- ReCalc created Subgroup to Explore Layout for Walgreens Building
- Council on Aging also Providing Input on Layout
- Select Board to Engage Property Owner
- Town Meeting to Approve/Disapprove the Purchase
- If Town Meeting Approves, Design will continue
- Purchase + Renovation Cost to be Excluded Debt Vote (possibly April Election)
- If Approved, Permanent Building Committee will lead the project
- Project would take 18-24 months from Approval



1. Purchase Building and Renovate

- Negotiations with Property Owner Pending
 - Initial Sale Offer: \$7 Million with \$2 Million Seller's Credit
- Need to Finalize Layout and Design for Construction Cost
 - Initial Estimate: \$7 Million to \$9 Million
- Current Estimate: \$12 Million to \$14 Million
- Cost to Average Homeowner: \$140 per Year, or about \$12 per Month
 - In addition, pursuing \$1 Million Earmark from State
 - Other Town Funds that can be used to reduce cost

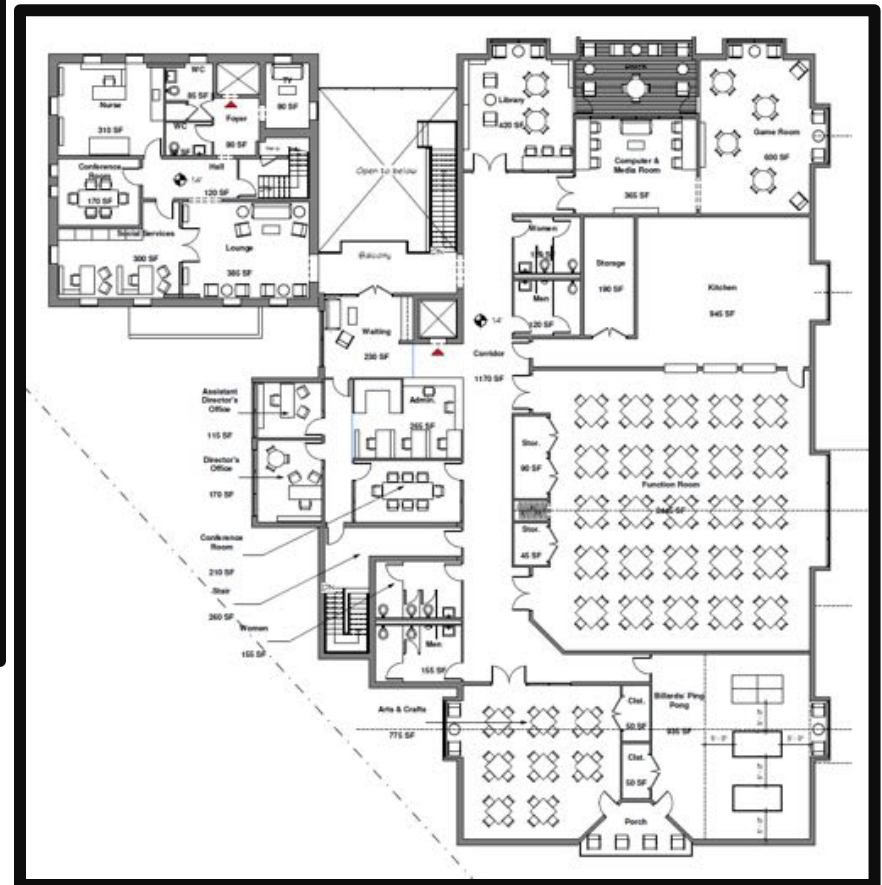
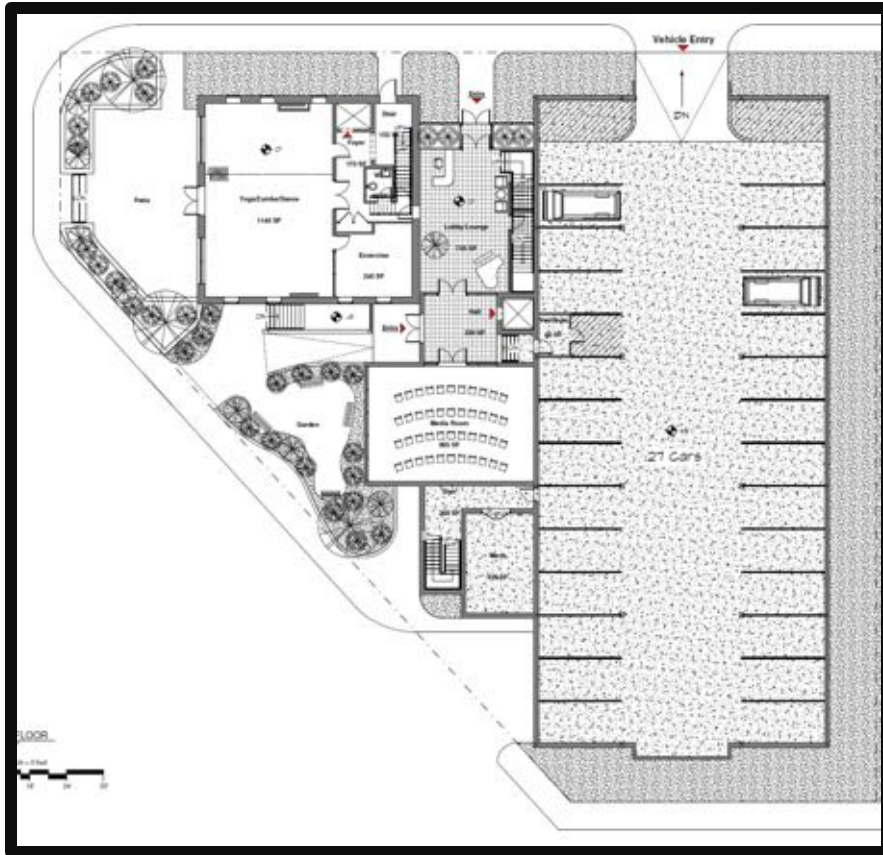


1. Purchase Building and Renovate

- Next Steps:
 - Select Board Negotiate with Owner
 - Town Meeting Approve/Deny Purchase
 - Excluded Debt Vote
 - If Approved, Final Design Completed, followed by Construction



2. Expand the Current PSC



1. Description of the property

a) A full legal description of the property, with a complete address, and the ownership interest of the RFP Respondent in the property

The land with the buildings thereon, situated in Reading, Middlesex County, Massachusetts and being shown as Parcel 1 on a plan entitled "ANR Plan Prepared for McGriff Reading, LLC, Harnden & Pleasant St., Reading, Massachusetts" prepared by Fuss & O'Neil Inc., dated June 12, 2006 and recorded with Middlesex South District Registry of Deeds as Plan 926 of 2006.

Together with the benefit of the easements as set forth in the deed from McGriff Reading, LLC dated July 21, 2006 and recorded with said Registry in Book 47854, Page 122A summary of the property (with descriptions of location, building systems, parking, access to highways, etc.)

b) Summary of the property

The property is conveniently located in the middle of Town on the northeast corner of Pleasant and Main Street, across the street from the Town Hall and Town Common. The building, originally constructed for Walgreens in 2006, contains 9,786 SF of mostly open space on the first floor, as well as 4,796 SF of space on the second-floor mezzanine level.

c) Photographs of the property are highly suggested



d) The RFP Respondent shall also include reasonable times when the property will be available for the Town to view

Please contact Tim Macrae at tim@azadlegacy.com (please cc bob@azadlegacy.com) or by calling (513) 833-6088 to schedule a showing.

2. Certificates

- a) A fully executed Certificate of Non-Collusion - EXHIBIT 2 (M.G.L. c.30B, §10)
(Attached)
- b) A fully executed Certificate of Tax Compliance - EXHIBIT 3 (M.G.L. c.62C, §49A)
(Attached)
- c) A fully executed Certificate of Corporate Authority - EXHIBIT 4, *if applicable*
(Not Applicable)
- d) A fully executed Certificate of Non-Debarment - EXHIBIT 5
(Attached)
- e) A fully executed Disclosure Statement for Transaction with a Public Agency
Concerning Real Property - EXHIBIT 6 (M.G.L. c.7C, §38)
(Attached)
- ~~f) A fully executed certification of compliance with:
 - ~~☐ Conflict of Interest (M.G.L. c.268A)~~
 - ~~☐ Unlawful Discrimination (M.G.L. c.151B)~~
 - ~~☐ Pending Litigation (M.G.L. c.184, §15)~~~~
Disregarded per Addendum #1 - 9/8/2022

3. Minimum Evaluation Criteria

A statement of compliance with the Minimum Evaluation Criteria Responses

The property complies with the Minimum Evaluation Criteria.

4. Comparative Evaluation Criteria

Completed Evaluation Criteria Responses

(Attached)

~~5. Completed Client List and Reference Form~~

~~Disregarded per Addendum #1 - 9/8/2022~~

~~6. Certificate of insurability from an insurance company that is licensed to do business in the Commonwealth of Massachusetts indicating that all the provisions of the specifications can be met~~

~~Disregarded per Addendum #1 - 9/8/2022~~

7. Primary Contact Information

The name, address, telephone number and email address of the individual submitting the Proposal who will serve as the organization's primary contact with the Town of Reading

Robert Parsekian

(617) 615-9691

rbp@azadlegacy.com

C/O Azad Legacy Partners

131 Hartwell Avenue

Lexington, MA 02421

8. A statement of any legal proceedings

Pending or concluded within the past six (6) years relating to the leasing or purchasing of the proposed property

None.

Minimum Evaluation Criteria

1. Location of Property

17 Harnden Street, Reading, MA 01867

The land with the buildings thereon, situated in Reading, Middlesex County, Massachusetts and being shown as Parcel 1 on a plan entitled "ANR Plan Prepared for McGriff Reading, LLC, Harnden & Pleasant St., Reading, Massachusetts" prepared by Fuss & O'Neil Inc., dated June 12, 2006 and recorded with Middlesex South District Registry of Deeds as Plan 926 of 2006.

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2. Required Materials

Proposals must include all due diligence materials prior to the Town's determination of suitability of the proposed properties and acceptance of due diligence materials shall be at the Town's sole discretion. Such materials shall include but not be limited to septic or wastewater capacity, asbestos surveys, lead based paint disclosures, mechanical, electrical, and plumbing reports.

Additional Due Diligence materials shall be provided upon signing of a Purchase and Sale Agreement.

3. Purchase of Land

a. *Property Suitable for Desired Building*

Advantageous (building size) **Passable** (property size)– The building is approximately 14,582 net rentable square feet (9,786 SF first floor, 4,796 SF mezzanine). The parcel is 15,103 SF or 0.35 acres. While the parcel itself doesn't contain much outdoor space, the building is across the street the Town Common.

Land Parcels:

M: 22 L:70 – 17 Harnden Street

M: 22 L:72 – 0 Harnden Street

M:22 l:70 – 26 Pleasant Street

b. *Parking*

Highly Advantageous – The property contains 6 parking spaces as well as an easement with the adjacent lot with a total of 32 parking spaces.

c. *Property Location*

Highly Advantageous – the property is across the street from the Town Common/Town Hall and is located within the Business B (Bus B) zoning district. It is also located within the Downtown Smart Growth District (DSGD) overlay.

4. Purchase of a Building with Appurtenant Parking

a. *Minimum Criteria*

The building can be retrofitted to meet all building code requirements.

b. *Building Criteria*

Passable – the building contains more than 10,000 square feet with possible expansion.

c. *Parking*

Highly Advantageous- as described in subsection b of section 3 above.

d. *Property Location*

Highly Advantageous – as described in subsection c of section 3 above.

e. *Outdoor Space*

Passable – as described in subsection a of section 3 above – the property doesn't contain much usable outdoor space of its own but is very close to the Town Common which is across the street.

f. *Entrance*

Highly Advantageous – the entry is visible from the street and the building contains a canopy.

g. *Net Zero Energy (NZE) Design*

Unknown as to the NZE design specifications of the building.

If a limited liability company, the state of organization and the manager and members are:

Massachusetts. Manager: Partel Management LLC

If a partnership or a limited partnership, the state of organization and the general partners are:

If a trust, name of trust, the state of organization, the trustees and the Registry book and page for the recorded trust instrument are:

If any other form of person or entity, specify the type of entity, state of organization and its principals:

This Proposal will remain subject to acceptance by the Town of Reading for 90 days after the date of submission of proposals or for such additional time as the Town and the RFP Respondent may agree in writing.



Signature

Robert Parsekian

Name of Person Signing

Authorized Person

Title

8/15/22

Date

bob@azadlegacy.com

Email Address

(617) 615-9691

Telephone Number