Recap of November’s STM

**ORIGINAL BID**
- 1 Qualified Bid – Vote Tabled
- Second Bidder – 2 Minutes Late to Bid Opening

**REBID**
- 5 (Five) Qualified Bids Received
- The Two Bidders from original Bid were the two lowest in rebid
- Low Bidder was again low bidder – slightly lower “all-in” cost
- 2\textsuperscript{nd} participant who missed first bid, was second lowest bid
- Therefore, two lowest bidders had very good look at documents
- 4 highest bids were between $1.9 Million & 3.1 Million higher than low bidder
Recent Rebid & Anticipated Project Costs

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<th>Summary of Bids:</th>
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<tr>
<td>Total Low Bid:</td>
<td>$ 13,605,875</td>
<td>$ 13,881,560</td>
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<td>Deduct Alternate (Underground):</td>
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**Project Costs:**

Masterplan Costs: (Roadway, Drainage, Landscaping & Lighting)

| Low Bid Amount: | $ 9,612,875 |
| 10% Contingency: | $ 961,287 |
| Construction Administration (Res Eng): | $ 325,000 |

Total Masterplan $ 10,899,162

Undergrounding of Utilities Costs:

| Low Bid Amount (Alternate 1): | $ 3,993,000 |
| 10% Contingency: | $ 399,300 |

Public Utilities:
- Eversource: $ 1,950,000
- Comcast: $ 170,247
- Verizon: $ 314,751
- Town Fiber: $ 88,781

Construction Admin (Res Engineer): $ 275,000

Total Underground: $ 7,191,079

Total Estimate Project Costs: $ 18,090,241
ARTICLES

Article 1: Masterplan Design & Level Service Utilities $ 10,899,162
Article 2: Underground Utilities $ 7,191,079

Total Project Costs Articles 1 & 2: $ 18,090,241

Note:
Level-Service Costs are estimated at $ 6M to $8M of the $ 10,899,162
BENEFITS:

• SAFETY:
  o Traffic Calming
  o Safe Crosswalks

• WALKABILITY:
  o Strong Links between Town Green & Retail Center
  o Connection between WAIC-JST and our Retail Center
  o Wider sidewalks, fully accessible under the ADA and MA Access Board Standards
  o Better Lighting – Will Stimulate Early Evening Activity

• AESTHETIC ENHANCEMENT OF TOWN CENTER:
  o Improvements Compliment Weston’s Rural Scale
  o Historically Sensitive to Weston Village Feel
  o Improvements will Inspire Civil Pride Equal to the Weston’s Stature
  o More Trees and Open Space – to Reflect back to Shurcliff’s Vision
  o A Gift & Legacy to our Future Generations of Weston Residents

• A DESTINATION FOR OUR CITIZENS – YOUNG AND OLD:
  o A Better Place to Meet, Eat, Gather, Shop and Interact
DESIGN HIGHLIGHTS
Weston Town Center

Existing Conditions

- Challenges:
  - Sidewalk/crosswalk Conditions and Connectivity
  - Complex Parking Access & Circulation
  - Traffic Speed and Difficult Sightlines
  - Utility Poles & Wires Interrupting Aesthetic Character of Our Village
Weston Town Center
Proposed Conditions

- Goals:
  - Enhance the Village Character of Weston Center
  - Traffic Calming
  - Pedestrian Safety & Connectivity
  - Preservice Parking
  - Add Public Open Space
PEDESTRIAN LINKAGE

Sidewalks

- BETTER CONNECTION & CONTINUITY
- CROSSWALK EXTENSIONS (ACCESSIBLE)
- WIDER – FLATER & BETTER GRADES
- CONSISTENT MATERIALS
Pedestrian Safety
Sidewalk Connectivity
(Existing Conditions)
Pedestrian Safety
Sidewalk Connectivity
(Proposed Conditions)
TRAFFIC CALMING

- 4 WAY STOP
- CONSISTENT LANE WIDTHS
- CROSSWALK EXTENSIONS
- RECONFIGURING 90 DEG ENTRY AT TOWN HOUSE ROAD & CENTER STREET
- CONCORD ROAD ENTRY IS ADJUSTED
Traffic Calming & Control
(Church St/School St/Boston Post Road)
Traffic Calming & Control
(Boston Post Road – Business Center)
Traffic Calming & Control

(Concord Road/Post Road)
STREETSCAPE
Streetscape Design

*Planting – Tree-lined streets*

1912, Courtesy of the Weston Historical Society
Streetscape and Open Space Design
Streetscape Design

Open Space

Terraces

Town Square

Knox Park
Streetscape Design
Knox Park
Streetscape Design

The Terraces
Streetscape Design

The Terraces – Proposed
Streetscape Design

*Town Square – Proposed*
Streetscape Design

Town Square From Boston Post Road
Summary – Parking Total

- Existing Parking Spaces (On-Road & Off Road): 272 Spaces
- Proposed Parking Spaces (On-Road & Off Road): 282 Spaces

Anticipating 10 new parking spaces with the Project Area
So here we are after four years of planning……

*Why are we doing this and what do Weston residents get?*
A place where Weston residents will want to congregate.....

The plan restores Town Center to the essence of a New England Village, while providing over an acre of new green space, 102 add’l street trees and 10 add’l parking spaces.
Our town center is something that we can be proud of!

*Weston Town Center is a national treasure* and Boston Post Road is one of the “Streets that Made America.” Our town center is one of the most intact examples of this historic streetscape.
A wonderful network of carefully crafted village landscapes

3 New Signature spaces - Town Square, Knox Park, and The Terraces
A safer pedestrian friendly environment

Traffic calming and crosswalks throughout the town center to ease congestion at key intersections and increase walkability.
Burying Utilities Enhances Streetscape – 36 More Trees

**TREE ADDITIONS – PROPOSED**

TOTAL TREE ADDITIONS WITH UNDERGROUNDING: 102
TOTAL TREE ADDITIONS WITHOUT UNDERGROUNDING: 66

Why endure the pain and expense of the Level Service road work without the benefit of a full transformation?
BENEFITS:

• **SAFETY:**
  - Traffic Calming
  - Safe Crosswalks

• **WALKABILITY:**
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• **A DESTINATION FOR OUR CITIZENS – YOUNG AND OLD:**
  - A Better Place to Meet, Eat, Gather, Shop and Interact
Recent Utility Pole Hazards

Weston, March 2017

Watertown, March 2018
Before & After View (Looking West on BPR @ Fire Station)
Existing Utilities
Existing Utilities
Existing Utilities
BPR Looking East With Utility Poles

BPR Looking East Without Utility Poles
WAIC-JST With Utilities Poles  

WAIC-JST Without Utilities Poles
BURIED UTILITIES IN NEIGHBORING COMMUNITIES!

Waltham

Wellesley

Belmont

Medford

Lexington

Concord

Add’l Communities: Medfield, Hudson, Marblehead, Newburyport, etc.

*These carefully planned and scaled improvements have enlivened town centers in other communities.*
**ITS TIME TO BURY THE UTILITIES!**

- **A SINGLE CHANCE:**
  - It is very likely that if we pass on this tonight, we won’t have this opportunity again; maybe for 50 or more years.
  - It is Important that we give this gift to future generations of residents; a great legacy to pass on.

- **DESIGN VISION:**
  - Undergrounding will enhance the beauty of the town center by removing the unsightly poles and providing 36 additional trees.
  - We can achieve the vision of Shurcliff’s 1912 plan by restoring the tree-line streets and views to and from the Town Green.
Recent Rebid & Anticipated Project Costs

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- Total Estimate Project Costs: $18,090,241
Proposed Articles - Impact on Taxpayers - Schedule

**Articles:**

Article 1: Masterplan Design & Level Service Utilities $ 10,899,162

Article 2: Underground Utilities $ 7,191,079

**Impact on Taxpayers:**

Taxes Per Median Household $1,187,000 FY19 Estimated:

Total Master Plan Design & Construction (20 Years):

Average: $ 150/Year

Total Bury Utilities Design & Construction (15 Years):

Average: $ 122/Year

Total $ 272/Year

**Schedule:**

If Approved, Debt Exclusion Vote: May 4, 2019

If Debt Exclusion Approved:

- Construction Commences Target Date: June 2019
- Construction Completion Target Date: October 2021
BENEFITS & COSTS OF MASTER PLAN & LEVEL-SERVICE

Costs & Impact on Taxpayers:

We have also estimated for the voters (at a very high level) the approximate cost difference between the “Masterplan” design and the “Level-service” improvements.

If the Town Center Improvement Project didn’t exist, what would the Town of Weston be expending on the basic improvements to the roadway, sidewalks, drainage, that would be required after the National Grid gas line work?

We have estimated, based on the 02.28.19 bid, that this figure would be approximately $6m to $8m of the $10,899,162 masterplan costs referenced above.

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<th>Cost:</th>
<th>Taxes/Year:</th>
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<td>Level-Service Costs (Estimated):</td>
<td>$7,000,000</td>
<td>$96/Year</td>
</tr>
<tr>
<td>Added Masterplan (Add to Level-Serv):</td>
<td>$3,899,162</td>
<td>$54/Year</td>
</tr>
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<td>Total</td>
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| Bury Utilities:                  | $7,191,079 | $122/Year 15 years |
| Total (All Components)           | $18,090,241| $272/Year |

Note that the level service would include the roadway intersections at the 4-way stop, Concord Road Intersection & Layout at Walgreens Block, but not Town Square & the Terraces.
Components of the Project

**Level Service Includes:**

- Improvements in safety (sidewalks, crosswalks, intersections estimated at $1.0m) and traffic calming measures
- Drainage items ($1.8m)
- Pavement ($1.2m)
- Water items ($400k)
- Contingencies, mobilization and other costs
- 10 added parking spaces

+$96 cost to median assessed homeowner
Components of the Project

Master plan Enhancements:

- 102 additional trees
- street lamps
- 1 acre open space creation (Knox Park, Town Square, The Terraces)
  - gathering space for our citizens.
- improved Town Green vistas
- bike racks
- parking lot reconfiguration
- added, better situated parking
- accessible sidewalks
- tree-lined Post Road

+$54 cost to median assessed homeowner
Streetscape Design

*The Terraces*
Streetscape Design

The Terraces – Proposed
Streetscape Design

*Town Square – Proposed*
Streetscape Design

Town Square From Boston Post Road
Streetscape Design

*Street View – Proposed*
Components of the Project

Undergrounding of Utilities:

- 38 additional trees
- Removal of existing “manicured” trees around existing power lines
- Increased sidewalk and pedestrian safety

+$122 cost to median assessed homeowner for 15 years
Components of the Project

+$96  Level Service
  – Improvements in safety and traffic calming measures, drainage, pavement, water items, contingencies, added parking

+$54  Master Plan Enhancements
  – 100+ trees, added street lamps, 1 acre open space creation, bike racks, parking lot reconfiguration

+$122  Undergrounding Utilities
  – More trees and increased sidewalk safety

+$272  Total cost to median homeowner
5 Year Capital Projects Expectations

**Expected**

- $6.5m of debt funded capital projects mostly drainage related

**Potential projects**

Town is currently reviewing town maintenance plan

- Fire station renovation
- High School roof

**Not Josiah Smith Tavern (JST) renovation**

- Project will be funded by existing CPA Fund cash and debt service through CPA surcharge
Existing General Fund Debt

Current debt is $80m

Over the next 5 years there is $30m of debt maturing

Includes Case house and all funded projects
What Happens If Article 1 Doesn’t Pass

There is not a “level service” project

- Redefine scope of project in line with level service
  - Current estimate to be $6-8m
- Redesign project to within scope
- Re-bid new project
- Come back to future town meeting for funding
Masterplan & Undergrounding: A Rare Opportunity!

Multiple Generations Could pass before we have this opportunity again. The time is now!

• BENEFITS:
  o Opportunity to influence the appearance and functionality of the heart of Weston forever through renewed Town Center
  o A Legacy for ourselves and Future Generations honoring the Historical Character of Weston Center
    o Similar to historic creation of town green in 1912
  o Reconnect Town Green and views with the Town Square
  o Town wide benefit
  o Long-term benefit to property values
  o Logical & Safe Pedestrian Passage through Town Center
  o Full Accessibility with wider sidewalks and lighting sensitive to Weston’s Village Character
  o Safe Pedestrian Linkage from Town Center to the retail center & to our developing resources at the Weston Arts & Innovation Center & the Josiah Smith Tavern
  o Creation of approximately 1 acre of Additional Open Space in Town Center
  o 5 to 10 additional parking spaces in Town Center
  o Addition of 102 trees
    o If underground utilities approved, 36 more trees for our town center
  o Unsightly utility poles will vanish along with manicured trees around power lines
  o Addition of attractive public spaces
  o Destination and gathering place for Weston residents and visitors
  o Reduce and slowdown cut through traffic
  o Cannot be done later- must be done now as part of the gas line upgrade
Misconceptions:

**Bids rushed without sufficient time:**
- Two most competitive bidders had, 33 and 56 days to bid the project; a total of 89 total days

**Bids not Scrutinized:**
- Bids were thoroughly reviewed and leveled by our Consultants, and reviewed by DPW & TCPC Members

**Documents Are Incomplete:**
- As our Committee was formed in November 2014. We began the CD effort after the **November 2016** town meeting, and then dovetailed the underground design effort following the **May 2017** town meeting. CD set has been developing for **over 2 years** now. This is a 230 sheet document set with a massive project manual.

**The Finished Project will Generate More Traffic & Make Town Center Less Safe:**
- This project is not a traffic generator.
- Intention is to deter peak-period by-pass traffic through a combination of:
  - the 4-way stop
  - consistent lane widths,
  - 90 degree intersecting access points,
  - crosswalk bump-outs
Misconceptions:

Walgreens Parallel Parking Spaces Removed – Lessens Access to This Block:
- Property Owner wanted us to avoid their property
- Pedestrian safety of our residents is paramount
- Creating a safe sidewalk with curbs (and green space) to protect pedestrians from vehicles backing onto the sidewalk.
- The diagonal parking at Walgreens face remains – no change

Town Square Will become Natick Mall:
- This is a small hard-scaped space. A break-out area to just hang-out.
- Will satisfy need to sit, eat and relax.
- Integral part of pedestrian pathway. Views of Town Center & Retail Areas.
- Town green activities will be enhanced; like movies, concerts, the spring fling, pumpkin fest, and others.

No Traffic Study for 4-way Stop @ Church-School-BPR:
- The Intersection of BPR-Church-School Streets is based on a combination of previous studies by VHB.
- Options were vetted by the TCPC, the results were reviewed by the TSC and BOS.
- Also note that the improvement to Town House Road will not prohibit the town from reversing its direction in desired in the future.
Misconceptions:

Easement Approach not thought-out:
- The project will require access and construction easements, and in some cases, permanent easements. The following easement documents have been prepared by our consultant and reviewed by Town Counsel:
  - a master easement plan;
  - a supporting matrix for each property that described utilities affected;
  - individual property owner sheets with metes and bounds of each property;
  - rights of entry document, and:
  - release of demand language.

These were completed last week and a draft will be ready for release if the project is approved.

Parking has been reduced:
- We anticipate 10 additional parking spaces throughout the project area.
- Some areas will have more parking, some less, but the sidewalk network and crosswalk arrangement will make pedestrian access to easier.

Recent “Project Destination” Statement taken out of context:
- This project is for our citizens…spun in a recent article to suggest that we are creating the improvements to maximize growth & traffic congestion.
- Project is sensitively scaled to be an amenity and to maximize the comfort of our citizens to enjoy the civic and commercial assets of Town center.