

THOMAS R. HOOVER  
CITY MANAGER



# 8 J

## CITY OF WORCESTER

August 12, 2003

TO THE WORCESTER CITY COUNCIL

COUNCILORS:

This is to recommend adoption of the attached Order which would authorize me to sign a deed conveying the School Department Maintenance Facility at 89 Shrewsbury Street to Condron Worcester Realty LLC. This Order would also fulfill a condition to the vote of the School Committee declaring this property surplus by accepting, as a replacement facility for the School Department Maintenance Operation, the donation by the Saint Gobain Norton Industrial Ceramic Corporation of a lease of space in a building at its facilities on New Bond Street.

Under the terms of this sale, the property at 89 Shrewsbury Street will be rehabilitated and converted into a restaurant on the first and second floors and office space on the third floor. This action will enhance the unique collection of eateries and entertainment on what is one of our most valuable assets, Worcester's "World Famous" Shrewsbury Street. Because of the common ownership of adjacent parcels, this action will compliment the private redevelopment of the properties at 10, 12, and 14 East Worcester Street and the continued public redevelopment of Union Station and Washington Square. This action will also return this property to the tax rolls.

This action will conclude a complicated disposition/acquisition process which has prevented redevelopment of this property for decades. This milestone would not have been possible without the cooperative efforts of the City Council, School Committee, Superintendent Dr. James A. Caradonio and Chief Development Officer Philip J. Niddrie for which I am deeply grateful.

Respectfully submitted,

Thomas R. Hoover  
City Manager



THOMAS R. HOOVER  
City Manager

PHILIP J. NIDDRIE  
Chief Development Officer

CITY OF WORCESTER

EXECUTIVE OFFICE OF ECONOMIC DEVELOPMENT  
City Hall • Room 309  
455 Main Street  
Worcester, Massachusetts 01608


Telephone  
(508) 799-1175

Fax  
(508) 799-1216

**Memorandum**

**Date:** July 29, 2003

**To:** Thomas R. Hoover, City Manager

**From:** Philip J. Niddrie, Chief Development Officer 

**Re:** Shrewsbury Street Worcester Public School Maintenance facility  
move and sale

You have asked for an update on the move of the Worcester Public Schools Maintenance Facility to a new location and on the sale of the same.

As you know, School Superintendent James Caradonio has recommended to the Worcester School Committee an agreement that we have worked out with St. Gobain/Norton Company to locate the maintenance facility in their Plant I on the Norton Campus.

Attached you will find the correspondences between the City and the Worcester Public Schools, the unanimous vote of the Standing Committee on School Plant and the majority School Committee vote of July 17<sup>th</sup> releasing the building to you based upon the correspondence previously mentioned.

I respectfully request that we now forward this information to the City Council for their action. Pending your recommendation to them, and their majority vote, we will expedite a lease with St. Gobain/Norton and ideally have the schools begin moving into the building immediately after school begins in late August. Prior to that, school shop personnel have to begin and in some cases complete renovations to the facility.

The cost of moving and the renovation will come out of the sale of the 89 Shrewsbury Street facility to the developer.

Regarding the sale to P. Kevin Condrón, president of Condrón Worcester Realty LLC, I have had contact with him and he has referred his legal representation to our Law Department to begin the process. We fully expect this to be completed quickly and will keep you advised of the progress. No date has been set for a closing.

/emg



## **City of Worcester**

**Whereas**, On July 17, 2003 the Worcester School Committee voted to declare that it was no longer necessary to hold the property located at 89 Shrewsbury Street containing approximately 11,349 square feet of land with a building thereon and presently used as a School Maintenance Facility so long as the City Manager could find an acceptable replacement facility for the School Maintenance Operation; and,

**Whereas**, The City Manager had solicited proposals for the disposition of the School Maintenance Facility Property and for the acquisition of an acceptable replacement facility; and

**Whereas**, The City Manager has recommended acceptance of the proposal of Condron Worcester Realty LLC for the disposition of the School Maintenance Facility; and,

**Whereas**, The City Manager has recommended acceptance of the proposal of Saint Gobain Norton Industrial Ceramic Corporation of a lease of space in a building at its facilities on New Bond Street as a replacement facility; and,

**Whereas**, the School Committee has determined that the lease offered by Saint Gobain Norton is acceptable as a replacement facility.

**NOW, THEREFORE, BE IT ORDERED** that the property located at 89 Shrewsbury Street containing approximately 11,349 square feet of land with a building thereon and presently under the care, custody and control of the Worcester School Department for use as a School Maintenance Facility be and is hereby transferred to the city manager for disposition purposes; and,

**BE IT FURTHER ORDERED** that the City of Worcester hereby accepts the offer of Saint Gobain Norton Industrial Ceramic Corporation to donate a lease of space in the building described as "Plant 1" at its facilities on New Bond Street; and

**BE IT FURTHER ORDERED** that the city manager, having solicited proposals for the disposition of this property in accordance with chapter 30B of the General Laws, be and he is hereby authorized to execute a deed and related documents conveying all right, title and interest of the City of Worcester in approximately 11,349 square feet of land and buildings located at 89 Shrewsbury Street for a purchase price of \$300,000 and upon such terms and conditions as are contained in Request for Proposals 3498-J3 issued by the City, the Proposal submitted by

Condron Worcester Realty LLC and upon such terms and conditions as the City Manager deems in the best interests of the City of Worcester; and

**BE IT FURTHER ORDERED** that the City Manager be and he is hereby authorized to execute a lease upon such terms and conditions as he deems in the best interests of the City of Worcester with Saint Gobain Norton Industrial Ceramic Corporation for space in the building described as "Plant 1" at its facilities on New Bond Street and that, upon the execution of said lease, that facility shall, without further action of the City Manager or City Council, be deemed to be under the care, custody and control of the Worcester School Department for use as a School Maintenance Facility.

THOMAS R. HOOVER  
CITY MANAGER



CITY OF WORCESTER

MEMORANDUM

TO: Superintendent James A. Caradonio

FROM: Thomas R. Hoover, City Manager

DATE: July 8, 2003

SUBJECT: Shrewsbury Street Facility

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This is to confirm your letter of June 30<sup>th</sup> regarding the move of the Worcester Public Schools facility at 89 Shrewsbury Street. I am in agreement with your letter and will confirm this to the Standing Committee on School Plant on July 15<sup>th</sup> and to the full School Committee on July 17<sup>th</sup> at 4:00 PM.

Thomas R. Hoover  
City Manager

TRH/pak





# Worcester Public Schools

Worcester, Massachusetts

Dr. John E. Durkin Administration Building  
20 Irving Street  
Worcester, Massachusetts 01609-2493



Office of the Superintendent

Tel. (508) 799-3115  
FAX (508) 799-3119  
caradonio@worc.k12.ma.us

James A. Caradonio, Ed.D.  
Superintendent

**CONFIDENTIAL**

**TO:** Members of the Worcester School Committee  
**FROM:** James A. Caradonio, Superintendent  
**DATE:** July 11, 2003  
**SUBJECT:** Recommendation to relocate the WPS School Shop

I am writing to recommend that the School Committee approve the relocation of the School Shop facility from 89 Shrewsbury Street to Plant 1 at St. Gobain, the replacement site that the City Manager has identified.

Over the past years I and WPS administrative staff have considered several facilities as replacements for the current School Shop. The Plant 1 site at St. Gobain meets our needs and is an acceptable replacement facility. The St. Gobain site provides necessary loading docks, industrial elevators, and large, flexible spaces. In these key areas, the Plant 1 site is better than the present School Shop facility. In addition, there is the added benefit of security of the St. Gobain grounds which can only be accessed through the front-gate security office.

With any new replacement facility, we will have to install the electrical wiring and space dividers that are appropriate for our operations. We also need to upgrade the restroom facilities to accommodate both men and women. The sale price of 89 Shrewsbury Street will cover the costs for moving and for these facility renovations.

On June 30, 2003, I wrote to the City Manager requesting financial support from the City for the costs of relocating the School Shop facility. Enclosed is the July 8, 2003 correspondence from the City Manager in which the City agrees to pay for present and future costs for providing a replacement facility.

At the meeting of the School Plant Sub-Committee we will be able to further discuss the details contained in correspondence from the City Manager.

If the School Committee accepts the City's replacement proposal, then the School Committee needs to also declare 89 Shrewsbury Street to be surplus and turn it back over to the City.

Please contact me if you have any questions about this matter.

Enclosures



**THOMAS R. HOOVER**  
City Manager

**PHILIP J. NIDDRIE**  
Chief Development Officer

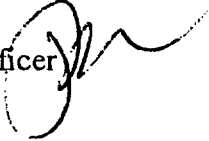
CITY OF WORCESTER

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455 Main Street  
Worcester, Massachusetts 01608

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(508) 799-1175

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July 11, 2003

TO: Worcester Public Schools Superintendent James Caradonio  
FROM: Philip J. Niddrie, Chief Development Officer   
RE: Shrewsbury Street Facility

Attached please find:

- 1) Your letter to the City Manager identifying the site to be utilized in the relocation and the agreed upon terms;
- 2) The City Manager letter agreeing with your proposal;
- 3) The wording on the vote requested of the Standing Committee on School Plant on the 14<sup>th</sup> and the School Committee on the 17<sup>th</sup>.

Should you have any questions, please call me directly.

/gcc  
Attachments





# Worcester Public Schools

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James A. Caradonio, Ed.D.  
Superintendent

**To:** Thomas R. Hoover, City Manager  
**From:** James A. Caradonio, Superintendent  
**Date:** June 30, 2003  
**Subject:** **Relocation of School Department Maintenance Facility**

The City administration will be requesting that the School Department declare the property at 89 Shrewsbury Street surplus in order to continue economic development in the Shrewsbury Street/Washington Square area. Currently, this property is used as the School Department's maintenance facility.

Given that there are no City or School Department buildings available to relocate the maintenance facility, it has become necessary for suitable space to be purchased or leased. During the past several months, the City administration has been working cooperatively with the management of Saint-Gobain Industries relative to moving into an under-utilized building within the Plant 1 building of its complex. This space, which I have viewed with you and staff of the Public Schools and the City's Development Office, will be available at no cost to the City. The School Department believes that, with some improvements, it is suitable for the maintenance facility.

It is my understanding that our agreement on relocating the maintenance facility is the following:

- The City will pay all costs, except utilities, associated with the use of the Plant 1 building (including any lease or insurance costs).
- Should the costs of the utilities at Plant 1 exceed the amounts that the School Department normally paid at the Shrewsbury Street location, as based upon the last three years' average, the City will cover the additional utility costs.



- The City will pay moving costs to relocate equipment, material and supplies from 89 Shrewsbury Street to the Plant 1 facility and initial tenant improvements at the facility necessary to accommodate the needs of the School Shop operations. The costs to complete this transition is \$300,000. In order to fund these costs, you will recommend that the School Department will receive all the proceeds from the sale of the 89 Shrewsbury Street location .
- The City will pay for the costs of a liability insurance policy.

Because the lease agreement does not specify the length of the term to use Plant 1, whenever the School Shop is no longer able to use the Plant 1 location, the City will work with the School Department to find a suitable replacement space. The replacement space must be a single facility equal to or larger than the facilities from which we will be moving. In addition, the City will pay the following: all costs for the purchase or lease of such a replacement facility, all moving costs, and all costs required for installing appropriate electrical, security, and machinery capacity.

The best time for moving out of the Shrewsbury Street facility is after the school year begins, August 26. During the summer months, School Shop personnel are making repairs in schools while students and staff are not present. Moving the School Shop operations during July and August will greatly reduce the necessary repairs that School Shop personnel need to complete.

I would appreciate you confirming your agreement with these items in writing so that I may forward it to the School Committee for its consideration of the disposition of the 89 Shrewsbury Street facility.

If you have any questions or require any additional information, please do not hesitate to contact me.

Cc: Phillip J. Niddrie, Chief Development Officer

THOMAS R. HOOVER  
CITY MANAGER



CITY OF WORCESTER

**MEMORANDUM**

**TO:** Superintendent James A. Caradonio

**FROM:** Thomas R. Hoover, City Manager

**DATE:** July 8, 2003

**SUBJECT:** Shrewsbury Street Facility

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This is to confirm your letter of June 30<sup>th</sup> regarding the move of the Worcester Public Schools facility at 89 Shrewsbury Street. I am in agreement with your letter and will confirm this to the Standing Committee on School Plant on July 15<sup>th</sup> and to the full School Committee on July 17<sup>th</sup> at 4:00 PM.

*Thomas R. Hoover*

Thomas R. Hoover  
City Manager

TRH/pak

**WORCESTER PUBLIC SCHOOLS**

HELEN A. FRIEL, Ed.D.  
ASSISTANT TO THE SUPERINTENDENT  
CLERK OF THE SCHOOL COMMITTEE



DR. JOHN E. DURKIN ADMINISTRATION BUILDING  
20 IRVING STREET  
WORCESTER, MA 01609-2493  
(508) 799-3032 or 799-3096  
FAX (508) 799-3190

July 22, 2003

Mr. Thomas R. Hoover  
City Manager  
City Hall, Main Street  
Worcester, MA 01608



Dear Mr. Hoover:

At the School Committee Meeting that was held on Thursday, July 17, 2003, the following item was reported out from the Standing Committee on School Plant:

gb #1-131 - Mrs. Toomey (June 11, 2001)

Request that the School Committee provide a status report on the relocation of the school department's maintenance division which is housed on Shrewsbury Street.

Mrs. Mullaney made the following motion:

That the property on Shrewsbury Street currently containing the school shop facilities of the School Plant division is hereby declared to be surplus and not needed for the purpose for which it was acquired and is hereby transferred to the control of the City Manager for ultimate disposition.

This vote is contingent on the acceptance by the City Council of a gift of space from Norton Company/St. Gobain intended to house the school shop facilities and on financial considerations necessary to pay the expenses of moving the facilities as outlined in the communication of the City Manager to the Superintendent concerning the relocation.

On a roll call of 5-1-1 (nay-Dr. McNeil) (absent-Mr. Foley), the motion was approved.

Mr. O'Connell made the following motion:

Request that the Administration forward a copy of the Lease Agreement with Saint Gobain to the members of the School Committee.

On a voice vote, the motion was approved.

Mr. Hoover  
July 22, 2003  
Page 2

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Mr. O'Connell made the following motion:

Request that the vote of the School Committee declaring surplus the property at 89 Shrewsbury Street be based upon the commitment of the City of Worcester as set forth in the July 8<sup>th</sup> memorandum of the City Manager to the Superintendent (Annex D) to comply with all terms and conditions set forth in the June 30<sup>th</sup> memorandum of the Superintendent to the City Manager (Annex C).

On a voice vote, the motion was approved.

If you have any questions, please feel free to contact this office.

Sincerely,



Helen A. Friel, Ed.D.  
Assistant to the Superintendent/  
Clerk of the School Committee

HAF/tlg

cc: Dr. Caradonio  
Attorney Moore  
Mr. Allen  
Mr. Olearczyk

***VOTED:*** that the property on Shrewsbury Street currently containing the school shop facilities of the School Plant division is hereby declared to be surplus and not needed for the purpose for which it was acquired and is hereby transferred to the control of the City Manager for ultimate disposition.

This vote is contingent on the acceptance by the City Council of a gift of space from Norton Company/St. Gobain intended to house the school shop facilities and on financial considerations necessary to pay the expenses of moving the facilities as outlined in the communication of the City Manager to the Superintendent concerning the relocation.

## City of Worcester

**Whereas**, On July 17, 2003 the Worcester School Committee voted to declare that it was no longer necessary to hold the property located at 89 Shrewsbury Street containing approximately 11,349 square feet of land with a building thereon and presently used as a School Maintenance Facility so long as the City Manager could find an acceptable replacement facility for the School Maintenance Operation; and,

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Condron Worcester Realty LLC and upon such terms and conditions as the City Manager deems in the best interests of the City of Worcester; and

**BE IT FURTHER ORDERED** that the City Manager be and he is hereby authorized to execute a lease upon such terms and conditions as he deems in the best interests of the City of Worcester with Saint Gobain Norton Industrial Ceramic Corporation for space in the building described as "Plant 1" at its facilities on New Bond Street and that, upon the execution of said lease, that facility shall, without further action of the City Manager or City Council, be deemed to be under the care, custody and control of the Worcester School Department for use as a School Maintenance Facility.

**In City Council**

**August 12, 2003**

**Order adopted on a roll call vote of Eleven Yeas and No Nays.**

**A Copy. Attest:**



**David J. Rushford**  
City Clerk