



The Emery Estate in Weymouth

unique public resource/unique opportunity

Presented to:
Weymouth Community

Presented by:
The Cecil Group
Cambridge Economic Research

June 21, 2012

Welcome



Meeting Agenda

- Summary of the Study
- Draft Recommendations
- Questions, Answers, Comments



Purpose of this Meeting

- Response to Draft Recommendations



Purpose of the Study

- Set Goals
- Understand Opportunities
- Draft Recommendations



Process

- Mayor's Committee has met numerous times to:
 - Analyze the buildings and property
 - Review options
 - Visit similar facilities
 - Review criteria for uses
 - Nominate preferred uses
 - Review case studies
 - Vote on selection criteria
 - Meet with the public
 - Make a recommendation to the Mayor



Neighborhood Context



Emery Estate Property and Buildings

- Main House
- Carriage House
- Play House
- Property



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Primary Viewshed and Site Use Limitations



Primary Viewshed and Neighbor Buffers





Analysis of Main House

EMERY HOUSE

GROUND FLOOR 2,007 GSF

LIVING ROOM 637 NSF
HALL 212 NSF
WRITING ROOM 129 NSF
DINING ROOM 365 NSF
KITCHEN 159 NSF
PANTRY 121 NSF
FRONT HALL 27 NSF
TOILET ROOM 15 NSF

1665 NSF

SECOND FLOOR 1,791 GSF

BEDROOM 1320 NSF
BEDROOM 2160 NSF
BATHROOM 63 NSF
HALL 261 NSF
BEDROOM 3211 NSF
BEDROOM 4229 NSF
REAR HALL 71 NSF
BATHROOM 58 NSF
ALL CLOSETS 126 NSF
OUTDOOR PATIO 215 NSF

1,714 NSF

THIRD FLOOR 1,315 GSF

BEDROOM 5222 NSF
BEDROOM 6122 NSF
UNFINISHED 46 NSF
BEDROOM 7164 NSF
CORRIDOR 195 NSF
BATHROOM 56 NSF
BEDROOM 8233 NSF
ALL CLOSETS 69 NSF

1,107 NSF

BASEMENT 1,791 GSF

1,654 NSF

TOTAL GROSS SQUARE FEET

5,113 (NOT INC. BASEMENT)

TOTAL NET SQUARE FEET

4,486 (NOT INC. BASEMENT)

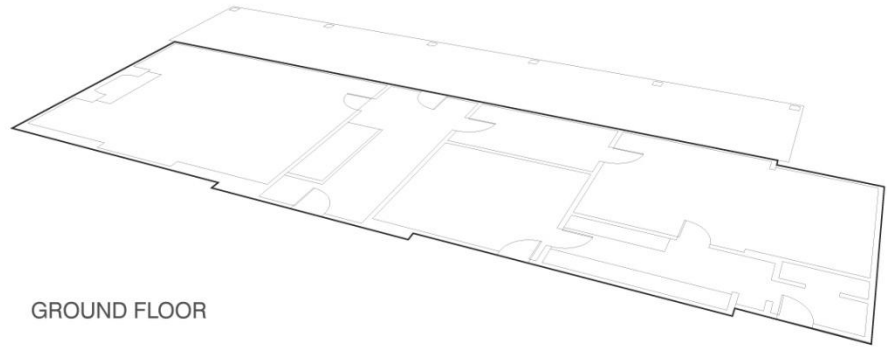
CARRIAGE HOUSE

GROUND FLOOR 1,377 GSF

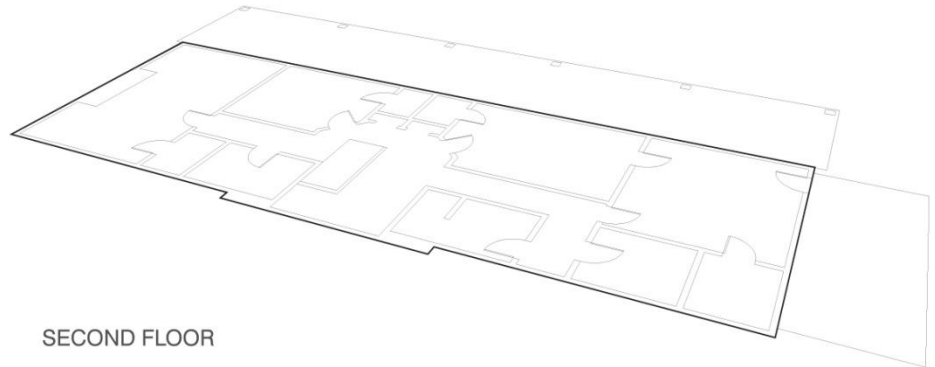
SECOND FLOOR 1,377 GSF

TOTAL GROSS SQUARE FEET

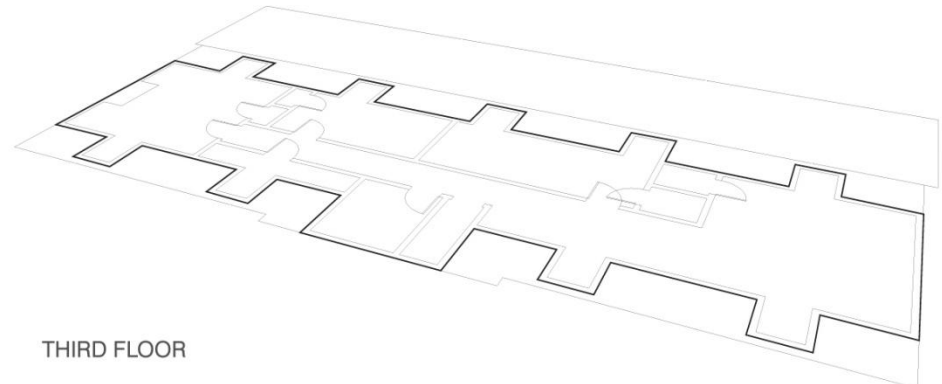
2,754



GROUND FLOOR

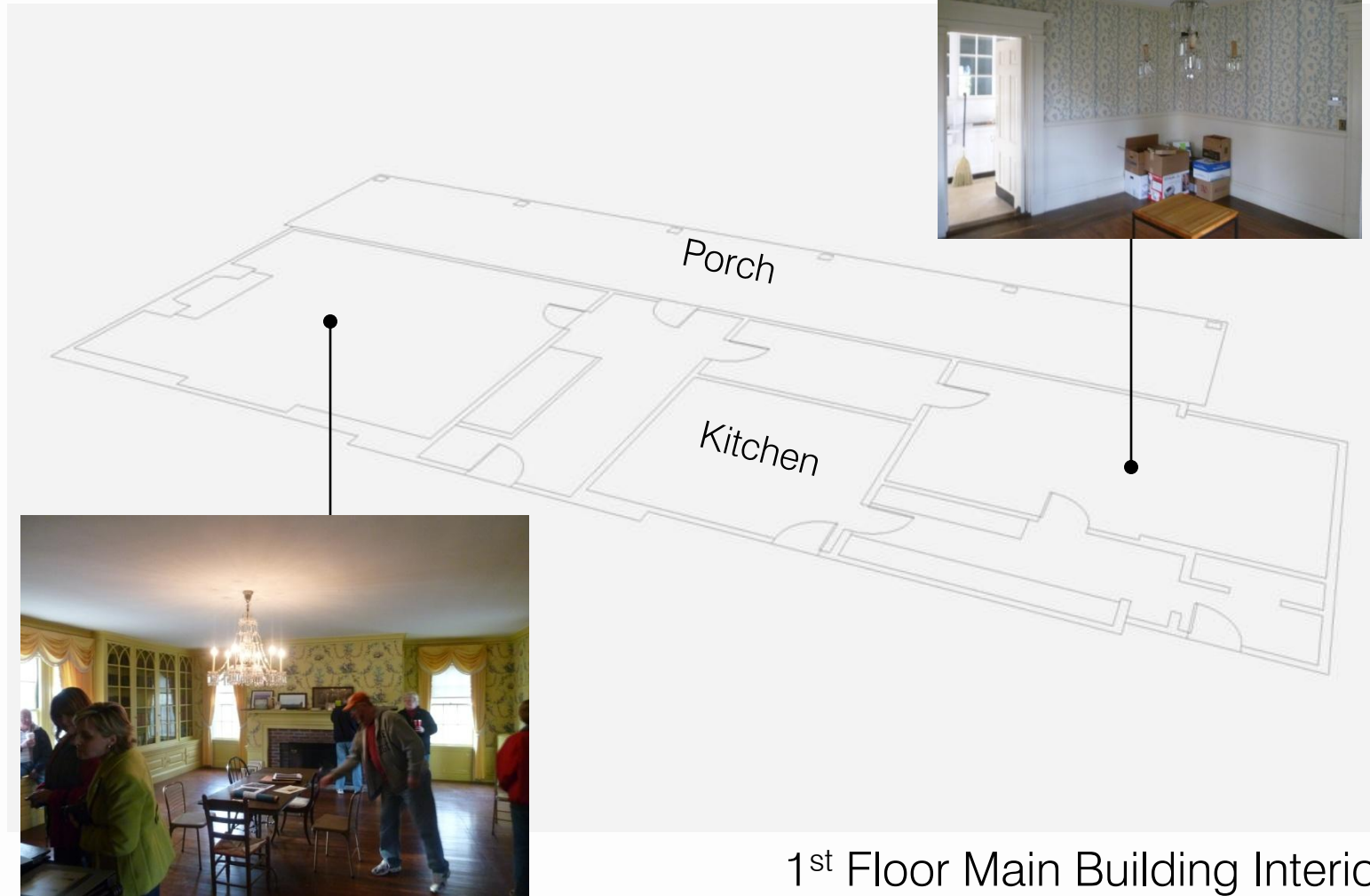


SECOND FLOOR

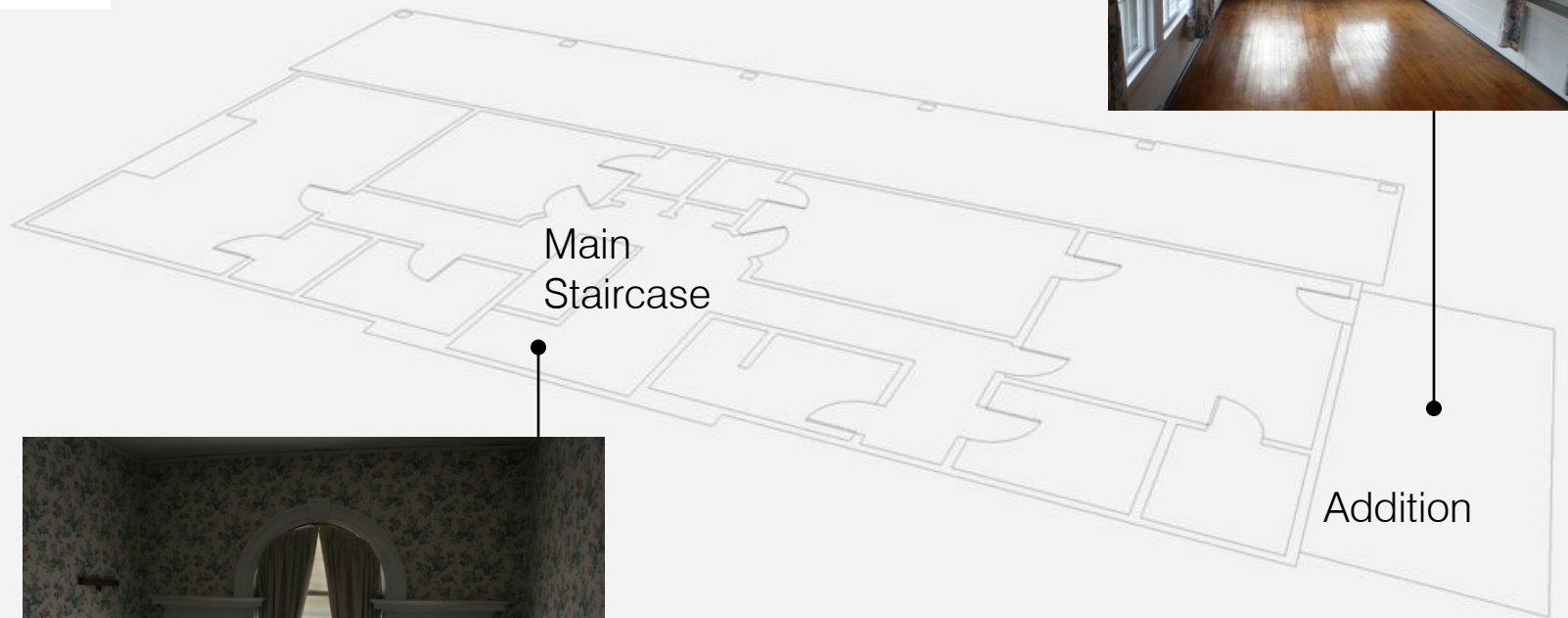


THIRD FLOOR

Exploration of Building

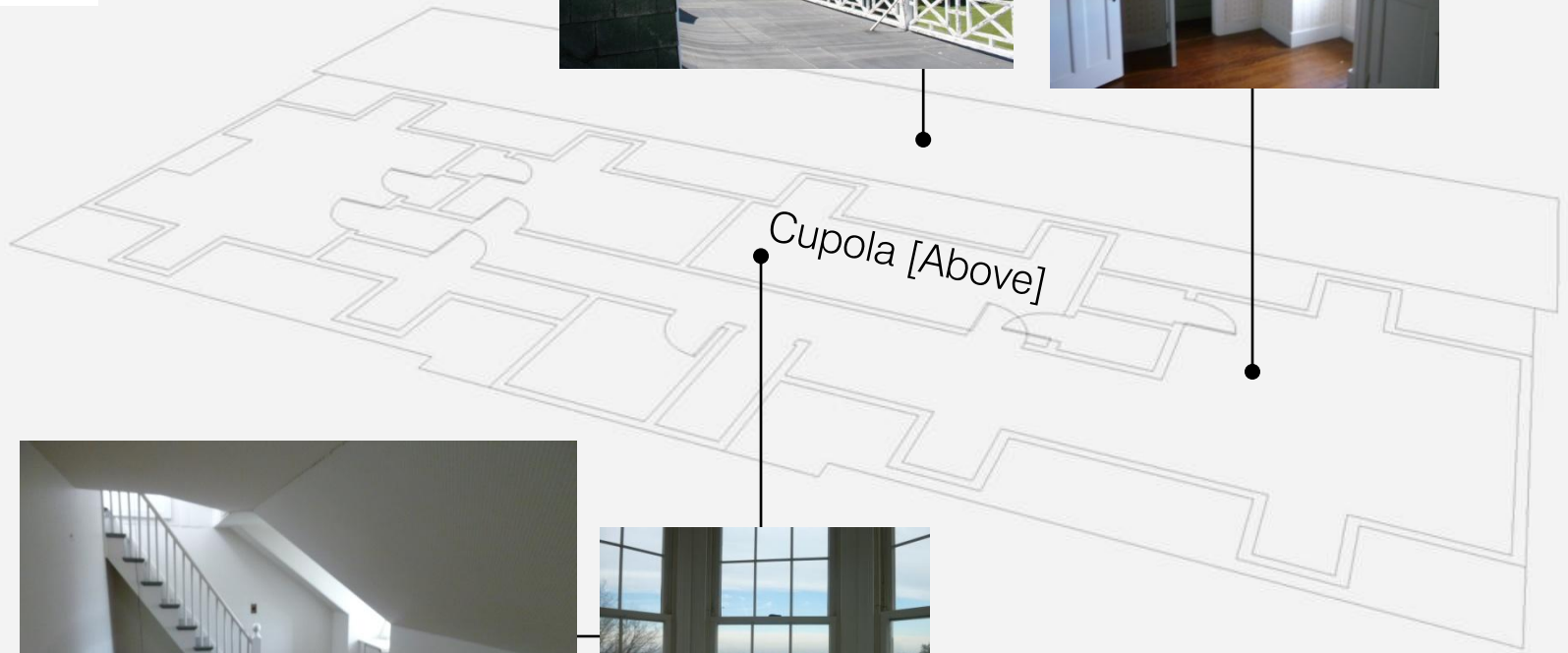


Exploration of Building



2nd Floor Main Building Interior

Exploration of Building



3rd Floor Main Building Interior

Uses

- Potential Building Uses
- Potential Site Uses
- Fit Studies
- Market Studies
- Case Studies
- Financial Projections



Most Important Use Criteria

- Lowest operating costs
- Highest level of revenues
- Private, revenue generating events
- Free public events
- Greatest compatibility with and least impact to neighbors
- Greatest level of landscape preservation

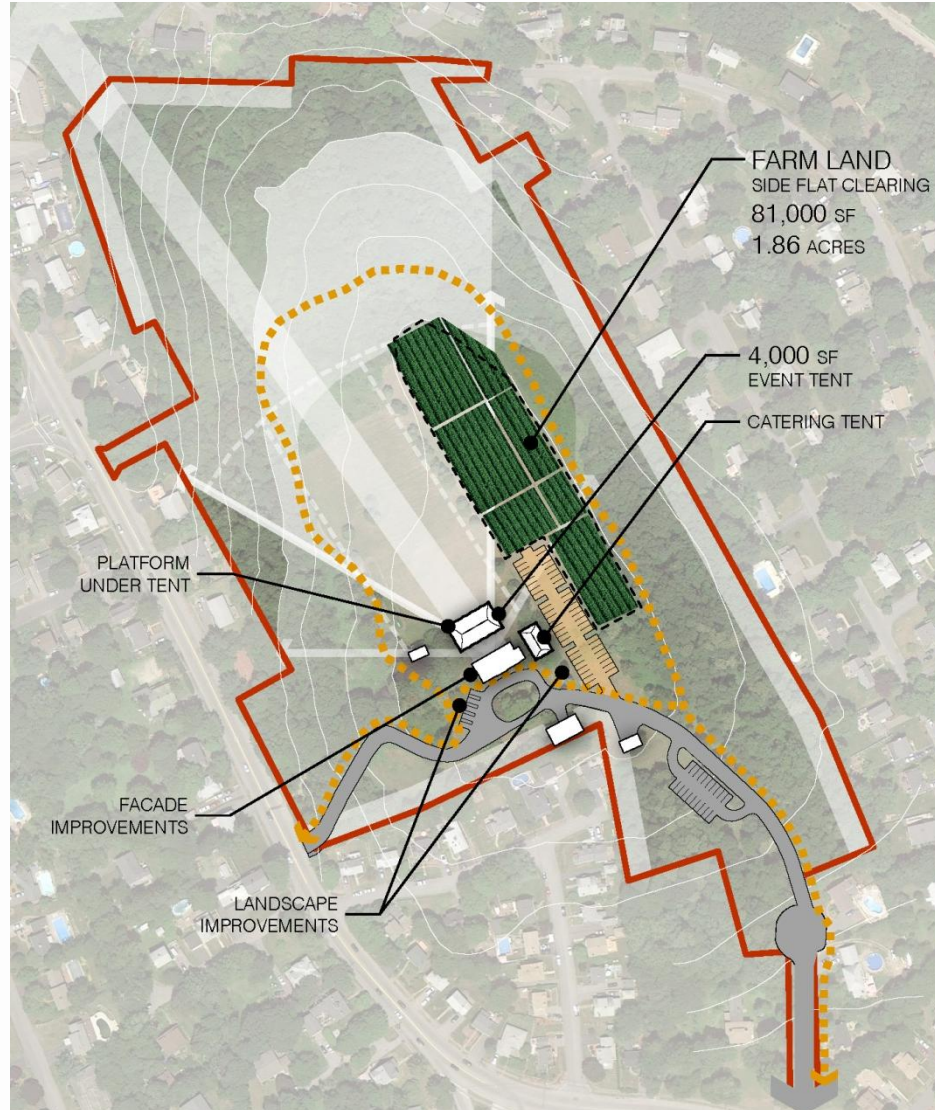


An aerial photograph of a large property, likely a farm or estate, with a red square marker indicating a specific area of interest. The property features a large house, a swimming pool, and extensive landscaping. The red square is located in the lower-left corner of the image.

Uses Considered and Prioritized

- Active and Passive Recreation
- Community Supported Agriculture
- Social and Institutional Events
- Theater, Art Gallery, Museum
- Community/Educational Center
- Uses integrated with above such as:
Offices, Caretaker Unit, B&B for
Events, and Restaurant for Farm

Recommended Uses



Financial Projections for Uses

- Community Supported Agriculture
- Events Center





CSA Revenue Sources

Income

Farm Operations

90 Full CSA shares @\$575	\$	51,750
Farm Stand	\$	28,225
Farmer's Market	\$	7,525
Restaurant Sales	\$	6,580
Total Farm Operations Income	\$	94,080

Non-Farm Income

Education Programs	\$	8,000
Events and Sales	\$	20,000
Total Non-Farm Income	\$	28,000

Total Income	\$	122,080
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CSA Expenses and Net

<u>Total Income</u>	\$	122,080
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Expenses

Farm Operating Costs	\$	24,097
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Grounds Maintenance	\$	5,000
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Utilities	\$	6,046
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Education Programs	\$	1,550
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Events	\$	2,000
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Administration	\$	5,000
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Social Media Development	\$	5,000
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Payroll	\$	70,000
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Total Expenses	\$	118,693
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<u>Net Operating Income</u>	\$	3,387
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Event Center Rental Revenues

	<u>Mon- Thurs</u>	<u>Friday</u>	<u>Sat</u>	<u>Sun. & Hol.</u>	<u>No. of Bookings</u>	<u>Rental Revenue Potential</u>
<u><i>In Season</i></u>						
Willowdale	\$5,000	\$5,000	\$7,500	\$6,000	78	
Lyman	\$1,000	\$2,900	\$4,000	\$3,100	45	
Highfield Hall	NA	\$2,800	\$4,000	\$2,800	20	
Codman	\$600	\$1,000	\$1,600	\$1,600	35	
Emery	\$600	\$1,000	\$2,000	\$1,600	35	\$56,000
<u><i>Shoulder Season</i></u>						
Willowdale	\$2,800	\$2,800	\$3,600	\$2,800	45	
Lyman	\$1,000	\$1,900	\$2,500	\$2,500	10	
Highfield Hall	\$1,500	\$1,500	\$2,800	\$1,500	2	
Codman	\$500	\$700	\$900	\$900	6	
Emery	\$100	\$500	\$750	\$750	20	\$ 15,000
Total Revenue Potential						\$ 71,000

Event Center and Farm Balance Sheet

Revenues

Projected Revenues	\$71,000
Farm	\$3,400
Fundraising Events	\$20,000
Total Revenues	\$ 91,000

Expenses

Part-Time Site Coordinator	\$25,000
Building Maintenance	\$7,055
Grounds Maintenance	\$24,800
Utilities	\$6,035
Insurance	\$7,500
Farm	\$0
Total Operating Costs	\$ 70,390
<u>Net Operating Income</u>	\$ 20,610



Capital Improvements

- Buildings
- Landscape
- Drainage
- Access
- Parking



Capital Improvements: Phase 1

Vista and Building Maintenance

A. Capital Investment

Vista pruning	\$ 12,000
Mothball Children's Playhouse	\$ 10,000
Improve Exterior of Main House	\$150,000
Subtotal	\$172,000
Contingency [5%]	\$ 8,600
Total Project Costs	\$180,600
Other Funds (Donations, CPA: Recreation/Historic Preservation)	\$ -
Bonded Amount	\$180,600

B. Cost if Bonded

Term	10 years					
Rate	3.4%					
Payments	Year:	1	2	3	4	5..
		\$ 24,200	\$ 23,586	\$ 22,972	\$ 22,358	\$ 21,744

Capital Improvements: Phase 2

Grounds and Event Access and Parking

A. Capital Investment

Access to Commercial Street	\$165,000
Parking lot	\$560,000
Grounds Restoration and Improvements	\$109,200
Subtotal	\$834,200
Contingency [5%]	\$ 41,710
Total Project Costs	\$875,910
Other Funds (Donations, CPA: Recreation)	\$ -
Bonded Amount	\$875,910

B. Cost if Bonded

Term	10 years					
Rate	3.4%					
Payments	Year	1	2	3	4	5...
		\$ 117,372	\$ 114,394	\$ 111,416	\$ 108,438	\$ 105,460

Capital Improvements: Phase 3

First Floor Interior of Main House

A. Capital Investment

First Floor Main House	\$602,100
Subtotal	\$602,100
Contingency [5%]	\$ 30,105
Total Project Costs	\$632,205
Other Funds (Donations; CPA)	\$ -
Bonded Amount	\$632,205

B. Cost if Bonded

Term	20 years					
Rate	3.4%					
Payments	<i>Year</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5..</i>
	\$	53,105	\$ 52,030	\$ 50,956	\$ 49,881	\$ 48,806

Capital Improvements: Phase 4

Remaining Buildings

A. Capital Investment

Other buildings	\$1,399,150
Subtotal	\$1,399,150
Contingency [5%]	\$ 69,958
Total Project Costs	\$1,469,108
Other Funds (Donations)	\$ -
Bonded Amount	\$1,469,108

B. Cost if Bonded

Term	20 years					
Rate	3.4%					
Payments	Year	1	2	3	4	5..
		\$ 123,405	\$ 120,908	\$ 118,410	\$ 115,913	\$ 113,415

Other Funding Options

- Capital Stabilization Fund
- Public Fund Raising/Donations
- Community Preservation
- State Preservation Projects Fund
- National Trust Preservation Fund
- State Cultural Council



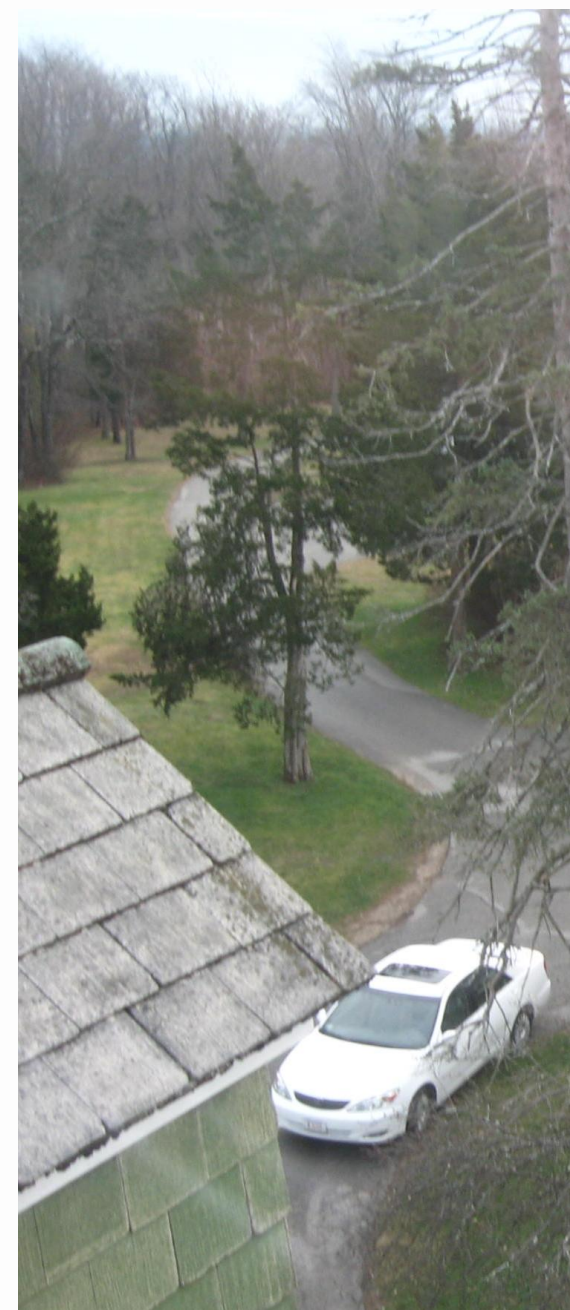
Management Hierarchy

- Ownership of Property
- Oversight and Implementation
- Management of Uses/Leases
- Management of Users



Next Steps

- Select Implementation Committee
 - *Three months*
- Plan Capital Improvements
 - Access
 - Landscape
 - Property
 - Building maintenance
 - Building improvements
 - *Three months for plan and cost estimate*
 - *Three months for Bid*
 - *Nine months for construction*



Next Steps

- User/Lease Selection Process:
 - *Request for Letters of Interest*
 - *Request for Proposals*
 - *Six months starting concurrent with improvement planning*



Comments, Questions, Answers, and Ideas

For additional comments:
Jim Clarke, Planning Director
Telephone: 781-340-5015

JClarke@weymouth.ma.us

RLuongo@weymouth.ma.us

