Moran Plan Update
City Council Presentation
December 10, 2018
Agenda

• Abbreviated history
• Seeking resolution
• Funds available
• FRAME concept
• Next steps

This presentation is an update only and designed to solicit feedback. We are not asking the City Council for a final decision. Feedback from the Council and community will help us determine our next steps.
Abbreviated history of the Moran Plant

1954: Came on-line as coal burning electric plant
1977: Converted to wood chips
1986: Decommissioned
1989-2017: Burlington explores full adaptive re-use of building
Seeking Resolution

• Over the last thirty years, Burlington has considered many wonderful proposals for the Moran Plant
• Moran has always been – and remains – a challenging building and site to repurpose for uses other than electric generation
• Since 2017, City has sought final resolution on Moran’s future
• Full demolition is an option, but it will leave either a concrete slab or a open field with limited or no future development potential
Funds available: $5.4 million

- TIF funds must be bonded for no later than December 31, 2019 or the City will lose its authorization for the funds.
- The $5.4 million includes $2.0 million from a HUD redevelopment loan for Moran.
Review of full demolition options

- March 2017 report outlined four demolition scenarios ranging from $3.9 million to $10.7 million – largely depending on the depth of excavation

- Scenario 1: Demolition to grade (concrete slab remains)

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<th>Low</th>
<th>High</th>
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<tbody>
<tr>
<td>March 2017</td>
<td>$3,983,773</td>
<td>$5,414,966</td>
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<td>October 2019*</td>
<td>$4,320,067</td>
<td>$5,872,076</td>
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- Scenario 2: Demolition to two feet below grade

<table>
<thead>
<tr>
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<tr>
<td>March 2017</td>
<td>$4,278,843</td>
<td>$5,690,235</td>
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<tr>
<td>October 2019*</td>
<td>$4,640,046</td>
<td>$6,170,582</td>
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* Escalated using Turner Building Cost Index from [http://www.turnerconstruction.com/cost-index](http://www.turnerconstruction.com/cost-index)
Alternative concept

• At the Mayor’s direction, CEDO has sought an **alternative** that meets the following criteria:
  ▪ Provides greater value than full demolition for available funds
  ▪ Integrates with bike path, skate park, sailing center, new marina, and new City park adjacent to the fishing pier
  ▪ Enhances public access to waterfront
  ▪ Activates space for community gatherings and small-to-mid-sized events
  ▪ Honors Moran’s historic importance and architectural character

• The alternative concept moves away from an expansive adaptive re-use of Moran to a more concentrated plan that fits available funds

• CEDO has focused this effort on a City-led project with the completed facility managed by the Waterfront division of BPRW
Acknowledgements

Collaborative approach drawing on many sources of effort and inspiration across decades of experience

• CEDO Staff past & present
• PRW’s Erin Moreau & other City colleagues
• Freeman French Freeman: Jesse Beck & Alex Halpern
• DEW Construction
• Engineering Ventures

• Erick Crockenberg
• Lincoln Brown Illustration
• PC Construction: Zach Campbell

• … and many, many others
FRAME Concept
FRAME Concept

• The FRAME concept is a partial demolition to create a community icon:
  ▪ **Structural steel armature**: most of the brick exterior is removed to reveal the building’s steel superstructure – while retaining Moran’s distinctive tiered shape
  ▪ **One main floor, slab on grade**: the basement level will be filled in; other levels will be deconstructed; the main floor will be fully accessible
  ▪ **Covered space**: covered open-air atrium to provide shade from the sun and protection from rain; flexible venue for between 200-1800 people
  ▪ **Strong connections**: there will be significant site work to draw visitors from the bike path and to integrate with adjacent parks
  ▪ **Event ready with basic amenities**: Gender neutral restrooms, power connection for events, and water
  ▪ **Incorporates art and lighting** to enhance the experience
  ▪ The FRAME concept eliminates two significant cost drivers of all previous plans: (a) winterization of the building envelope; and (b) reinforcement of brick for seismic control
FRAME Key Benefits

• FRAME activates abandoned site, improves public access to the waterfront, and creates a seasonal boardwalk integrating closely with other parks and facilities

• FRAME incorporates the core elements of other popular proposals for Moran
  • Creates an amazing public gathering space/park on the waterfront
  • Becomes a must-visit waterfront destination for out-of-towners
  • Creatively reuses an abandoned industrial site
  • Retains the character of an important historic building

• FRAME stabilizes the site and creates a platform for future phases: elevated viewing decks, winter ice rink, summer stage, large playground for kids, etc.

• FRAME can be completed with available TIF funds and within the statutory timeframe, plus it delivers significantly greater value than full demolition for roughly the same cost
FRAME Concept
FRAME Concept
FRAME estimated cost

$5.2 to 5.5 million

• Based on estimates provided by DEW and PC Construction we have strong due diligence supporting that the FRAME concept could be completed for between $5.2 to 5.5 million.

• Potential future phases will require additional funds.
Potential future phases
Potential Future Phase
Potential Future Phase
Potential Future Phase
Potential Future Phase
Potential Future Phase
Potential Future Phase
A Community Landmark

• Why? Closure and generosity.
• Who? A coalescence of decades of experience and team members – a team that has come together out of a desire to both save a piece of history and create a lasting new legacy in the place we live and love.
• How? By eliminating variables, while not sacrificing on community accessibility and value. This plan, in its base form, is achievable within the same price and timeline as demolition, while delivering value at ten-fold.
• What? A unique, simple, and beautiful transformation, akin to many garnering international acclaim
• Imagine the Moran Plant as a landmark destination.
MFO Park, Switzerland
Parc de la Villette (Paris)
Thompson’s Point, Maine
Dare I say, the Eiffel Tower?
Your Feedback Needed

• FRAME is a concept that delivers greater community value than full demolition
  • Fits within available TIF funding at no additional cost to taxpayers
  • Creates functional, accessible facility for a wide variety of community uses and programming
  • Integrates well with surrounding waterfront amenities
  • Provides flexibility for future uses

• Tonight, we are seeking the City Council’s feedback

• If the Council is generally interested in this concept, we will return in early 2019 with a workplan and proposal to advance to final design in order to meet 12/31/19 TIF deadline
Appendix
“... if the City Council determines that the proposed New Moran project cannot be reasonably accomplished, the City Council shall be authorized to utilize tax increment funds from the Waterfront TIF District for the payment of indebtedness, direct or indirect costs of the demolition of the Moran building and site stabilization in accordance with the public trust doctrine.”