boston planning & development agency

Boston Redevelopment Authority (BRA)
D/B/A Boston Planning & Development Agency (BPDA)

REQUEST FOR PROPOSALS ("RFP") FOR THE LONG-TERM LEASE AND REDEVELOPMENT OF THE BOSTON WATER AND SEWER COMMISSION PARKING LOTS (the "Property")

ADDENDUM NO. 1 dated January 11, 2024

The attention of all Plan Holders of Record submitting Proposals for the above-referenced Proposed Property Site is called to the following Addendum to the RFP:

This addendum modifies, revises, amends, and supplements designated parts of the RFP documents issued by the BPDA on December 21, 2023 and is hereby made a part thereof by reference, and shall be as binding as though inserted in its entirety in the locations designated.

The revisions set forth herein, whether of omission, addition, or substitution, are to be included in and form a part of the Proposal submitted.

Questions from Pre-Proposal Conference

1. *Could BPDA give a high level of the Article 80 process for the site, in particular the zoning at the site and any re-zoning that may need to happen?*

   Answer: The RFP lays out various zoning requirements, such as setbacks, that apply at this site. The selected development team will still need to go through the ZBA process, though the BPDA and City of Boston will look for opportunities to offer relief where appropriate. The selected development team will also need to go through the Article 80 review process. The Article 80 process would begin in coordination with the BPDA's development review team following the submission of a Project Notification Form. The evaluation of RFP submissions will consider how well each proposal conforms to the zoning and development review requirements of the site.

2. *Regarding ARPA funds, is there a specific amount of funding that has already been set aside for this site?*

   Answer: There is not a specific amount tied to this project or site. The $1.5 million referenced in the RFP is consistent with MOH policy for any project seeking subsidy

funds. The City team understands and expects that applicants are likely to exceed this amount of requested subsidy due to the size and scope of development objectives. In terms of timing, MOH will be working to reach a commitment by the U.S. Treasury deadline for ARPA funds of December 31, 2024.

3. *Two other sites have been designated and are associated with the use of ARPA funds. Will the total level of ARPA funds for this site be determined by the amounts allocated to the other sites?*

   Answer: While development teams have been selected for the other two sites, the total amount of ARPA funds for each site has not yet been finalized. A total of approximately $20 million in ARPA funds is allocated for the three sites.

4. *Is the networking event also virtual? When will the attendee list be posted at the BPDA portal?*

   Answer: Yes, the networking event will be virtual. Today's attendee list will be posted today. The list of people who have downloaded the RFP is also publicly available.

5. *Will a recording of this meeting be shared?*

   Answer: The questions and answers from today's meeting will be uploaded to the BPDA site as an addendum.

6. *Is there a geotechnical report available for the site?*

   Answer: Any documentation the BPDA has is contained in the RFP or linked to from the RFP. I do not believe a geotechnical analysis was included with the RFP. The RFP states that the selected development team will be responsible for all necessary site assessments during the course of pre-development and planning.

Release of Project Review Committee (PRC) Application

The PRC application for the BWSC RFP has been Officially Released. Members of the PRC will serve in an advisory capacity and provide community perspective throughout the Request for Proposal (RFP) Review Process. As part of the review process, the PRC will evaluate the developer submissions based on the criteria developed through the visioning sessions in the BWSC Parking Lots RFP process. The PRC will build consensus to ultimately provide a recommendation to the Boston Planning & Development Agency (BPDA). Following the RFP Review Process, the PRC will have the option to serve in lieu of an Impact Advisory Group (IAG), and participate in the Article 80 process for the site.

In order to maintain the integrity of the review process, it is a requirement that no member

of the PRC shall have a beneficial connection to a proposed respondent or development team.

If you would like to nominate yourself to be a part of the Project Review Committee, please fill out a self-nomination application online. The submission deadline is February 12, 2024, at 12 p.m. (noon). If you have any questions about the process, please reach out to Jonathan Short (jonathan.short@boston.gov) and Rebecca Tomasovic (rebecca.tomasovic@boston.gov).