

**Addendum No. 1 to RFP 13-53**



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Department of Purchasing**  
**JOSEPH A. CURTATONE**  
**MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 13-53,  
Davis Square Hotel Project

From: Angela M. Allen, Purchasing Director

Date: January 25, 2013

Re: Questions about RFP, List of Prospective Offerors

**Addendum No. 1 to RFP 13-53**

---

**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

**X**

---

Name of Authorized Signatory

Title of Authorized Signatory

Respondents and constituents should take special notice of **Section IV. Selection Process**. The Preferred Developer's proposal will be subject to extensive public process. OSPCD is accepting questions and comments raised from constituents, which will be forwarded to the members of the Davis Square Hotel Advisory Committee for consideration at their first meeting, which is tentatively scheduled to take place sometime the week of February 4th.

## **Addendum No. 1 to RFP 13-53**

Amendments to RFP 13-53:

### **1. Section II I. Timetable for RFP**

As written:

Aldermanic Review

February/March 2013

Amend to:

Aldermanic Review

Expected within 60 days after the Mayor's  
Recommendation to the Board of Alderman

Questions from Prospective Respondents:

1. Will the City consider a developing team's experience in other uses (not hotels) towards the qualifications required for this RFP?
  - a. No
2. Are there any sub-grade issues that we need to be aware of?
  - a. See Section II C, E, G, H and Appendix C and E for information related to the City's understanding of sub-grade conditions.
3. Are there requirements for union labor on this RFP?
  - a. No
4. If the developer cannot mass enough rooms, would the Harvard Vanguard site be considered for development?
  - a. No, only the 44 Day Street lot is under consideration for this development. The City has looked into the other location before but due to constraints, the only parcel considered for a hotel development at this time is the Day Street/Herbert Street lot.
5. Will the City be open to disposing of the land in less than one year?
  - a. Yes, however the project will be subject to extensive community process. The City shall move at a pace that is appropriate to the project.
6. In the RFP it says that the closing must occur before the final City approval. Is this a hard and fast rule?
  - a. The City intends to provide the Preferred Developer reasonable flexibility for the scheduling of a closing in accordance with terms and conditions to be negotiated as part of the LDA.
7. Will the list of interested parties be made public and distributed?
  - a. Yes, it is attached to this addendum.
8. Will any tax subsidies be made available to developers?
  - a. The City does not intend to provide any tax subsidies for this project.

Name	Company
Jack Elsner	Lodging Development Group
Alex Pitkin	Symmes Maini & McKee Associates
Ted Tobin	KSS Realty
Nick Capone	Springer Architechts
Kara McLellan	ICON Architecture, Inc.
Damian A. Szary	Gate Residential Properties, LLC
Andrew W. Heilmann	Pyramid Hotel Group
Daniel J. Mahoney	Hay Creek Hotels
Angie Peters	Inn Fashion, Barwick Mfg. Co.
Magno, Sergio	Capstone Properties
Knies, Brian	Jones Lang LaSalle
Jim Speros	A.T.S. Realty Corporation
Avi Shoss	Arrowstreet
Dennis Carlberg	Arrowstreet
Brian Clark	Atlantic Properties
Stephen M. McParland	Berenson Associates, Inc
Jack Barry	Best Western
Bryan Koop	Boston Properties
Tom Philips	Brown Rudnick
Paul Laudano	Brown Rudnick
Mark Mancuso	CBL and Associates Properties, Inc.
Patrick Planeta	CBT Architects
Howard Porter	Centro Properties Group
Angelo Pappas	Charter Realty & Development Corp
Karen Johnson	Charter Realty & Development Corp
Paul S Brandes	Charter Realty & Development Corp
Rob Demerski	Charter Realty & Development Corp
Michael Coffman	Coffman Realty, Inc.
Joe Young	Columbia Sussex Corporation
Tom Moore	Cornerstone Advisory Services, LLC
Edward G. Nardi	Cresset Group
Leo Schwartz	CRIC Capital, LLC
Bryan Furze	Crosspoint Associates, Inc.
Joseph Morrison	Crosspoint Associates, Inc.
Dennis A. Clarke	Cummings Properties
David Smookler	Dartmouth Company
Jonathan G. Davis	Davis Marcus Partners
Dennis De Silva	De Silva Properties, LLC
Joseph R. Baranowski	Development Realty Corporation
D. Rieske	Developmental Resources, Inc
A. Segal	Developmental Resources, Inc
R. Rieske	Developmental Resources, Inc
Joshua Bowman	Dionne Gass
Tara J. O'Donnell, Esquire	Donoghue Barrett & Singal, P.C.
John E. Drew	Drew Company
Ronald M. Druker	Druker Co.,
Dan Doherty	Eastern Development, LLC
Douglas Vanstrom	Eastern Hospitality Advisors
Elizabeth Furnelli	Edans & Avant
Stephen J. Hussey, ABR	ERA Boston Real Estate Group
Robert J. Walsh	Federal Realty Investment Trust
Jeremy Grossman	Federal Realty Investment Trust
Gene Beaudoin	Feldco Development
Jim Karam	First Bristol Corporation
Matt Howarth	First Street Development
Bill Bush	Flatly Company
John B. Hynes, III	Gale International
John C. Charters	General Growth Properties, Inc
Brigette M. Lunderville	GRANITE Commercial Group, Inc
Thomas D. Prieto	GRANITE Commercial Group, Inc

Name	Company
Michael Doherty	Gravestar, Inc
Andrew F. Rockett	Great Island Development, LP
Nelson B. Cabral	GreenbergFarrow
Stephen Powers, PE	GreenbergFarrow
Steven Kelley	Hammond Real Estate
Alan P. Duggan	Hammond Real Estate
Karen Whitman	Hilton Hotels
Kenneth Hubbard	Hines
Mark Roderick	House & Garden Real Estate
Bob Crawford	HRI
John Murray	Hyatt Corporation - Select Hotels Group
William Smith	Intercontinental Real Estate Group
C.A. Anderson	Interstate Hotel & Resorts Ltd.
Trish O'Neil	Investment Property Specialists, Inc.
Carrie Trongone	Jones Lang LaSalle
Richard J. Bornstein	KGI Properties
Joy Martin	KGI Properties
Jai Singh Khalsa, NCARB	KHALSA Design, Inc.
Stanley C. Glantz, CDP	Konover Development Corporation
Robert karol	KW Companies
Cory D. Boss	Lamar Companies
Mark M. Zambernardi, PE	LFR
Jason K. Wilkinson, PG	LFR
Chris Gistis	LinChris Hotel Corp.
Michael Sullivan	LinChris Hotel Corp.
John Cappellano	Lincoln Property Company
Mark E. Conley, P.E.	Linear Retail
James D. Clifford	Linear Retail
Thomas P. Lovett Jr.	Lovett Development Group
Robert Indeglia	Magna Hospitality Group, L.C.
John Pavan	New Boston Fund, Inc
Douglas E. Karp	New England Development
Alyson L. Ideman	Northland Investment Corporation
Josh Dolgin	Harvard Vanguard Building
Armen Aftandilian	Packard Development
James A. Fischer	Packard Development
Michael Alberico	Paramount Partners
Andrew Bonica	Paramount Partners
Peter Quin	Peter Quin Architects, LLC
Warren Fields	Pyramid Advisors LLC
Andrew Couch	Regency Centers
Joseph T. Molle	Regency Centers
Walter Isenberg	Sage Hospitality Corporation
Steven B. Samuels	Samuels & Associates
Jonathan Dutch	Samuels & Associates
Jeff Saunders	Saunders Hotel Group, Ltd.
Gregory Hammond	Schochet Associates, Inc
Tom Schneider	Simon Property Group, Inc
Jay Fisher	SK Properties Development Corporation
Paul Sacco	Starwood Hotels
John E. Ferris	Staubach
George Katis	Stone River Properties, LLC
Gene Zink	Strategic Capital Partners, LLC
Peter M. Belsito	Strategic Retail Advisors
Douglas Swartz	The Dartmouth Company
Theodore Fire	The Kraft Group
Jenna E. Szyluk	The Regency Companies
Thomas V. Wilder	The Wilder Companies
Shelley G. Lord, CMD	The Wilder Companies
Ricky Bresnan	TRI Hotel Corporation

Name	Company
Emily Stear	VHB
Jeremy A. Striffler	Vornado Realty Trust
Chad Lundeen	Vornado Realty Trust
Rober Winchester	Waterford hotel Group
David Proch-Wilson	Winchester Advisory Associates
Mr. Leo Roy	Yvon Cormier Construction Corp.
Carol Kowalsky	Town of Reading
Steve Allison, Chief Investment Officer	Ashforth Paradigm Capital Advisors
Uresh Patel, Partner	Sunrise Hospitality
David E. Ferreira, Project Manager	The Gutierrez Company
Christine S. Thomas, CHA, Dir. RE & Acq.	Choice Hotels International, Inc.
Munnie Nauranga, Exec. Asst to CEO	Vista Hospitality Co. Canada Inc.
Michael McKee	MTMA Architects
Douglas Vanstrom, Pres & CEO	Eastern Hospitality Advisors
Diane Gray, AICP, Proj. Manager	Tetra Tech Rizzo
Tamia Patrick	Joseph Benedetto Architects
Mark Purcell, VP	Starwood Hotels & Resorts
Susan Allen	The Drew Company
Lisa Horowitz, Community & Eco Dev	Ketchum, Idaho
Amy Izzo	The Harman Group, Inc.
Charles Crevo	The Maggiore Companies
Kamran Zahedi	Urbanica Design & Development
Aleksandar (Sasa) Milosavljevic-Cook	The Olympia Companies
Bill Brown	Beacon Realty Trust
Wes Wilson, PE	Desman Associates
Melanie Neff, Editor	Crittenden Hotel/Lodging News
Craig Starkey, VP, Development	Concord Eastridge, Inc.
Kathleen Knisely	Garrity & Knisely
Dana Lee/Keri Drake	Arrowstreet Inc.
Mary Lu	Davis Langdon
Daniel Lesser, Sr Managing Director	CB Richard Ellis Valuation & Advisory
Jim Berry, Appraiser	Cushman and Wakefield, Inc.
David Oliver	Strategic Hospitality Services, Inc.
Peggy McCue	CMMI-Redlines
Jeff Nelson, Research Director	UNITE HERE
Yuling Wang	Mostue & Associates Architects, LLC
Tyler O'Brien	Carpenter & Co.
J. L. Elsner, Principal	Lodging Development Group
Aurora Cammarata, director bus. Develop	Spagnolo Gisness & Associates, Inc.
James Daylor, Director Bus. Development	Tetra Tech Rizzo
Stacey Konkel, Sr, Developemnt Assoc.	Wyndham Hotels & Resorts
Jo Oltman, Marketing manager	Cambridge Seven Associates, Inc.
Jay Conne	Jay Conne Consulting
Hugh Hahn, PE	VHB, Inc.
Paul Lukez, Principal	Paul Lukez Architecture
Peter Parlej, Research Analyst	PMRC
Jessica Leone, Development Director	Mortenson Development
Sean Sacks	New Boston Fund, Inc.
Richard DiGirolamo, Esq.	DeGirolamo
Edward R. Beaudet, Broker	Century 21
Mark Chase, Consulting Associate	Nelson Nygaard
Elizabeth Glatzer	O'Neill & Associates
Stephen v. Mackey, President & CEO	Somerville Chamber of Commerce
Daniel Edward Bandar	Bandar Hospitality Group
Jordan Rathlev	OTO Development, LLC