

Addendum No. 2 to RFQ 14-49SRA



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

To: All Parties on Record with the City of Somerville as Holding Request for Qualifications (RFQ) 14-49SRA for Selection of a Master Developer Partner for Certain Union Square Disposition Parcels

From: Angela M. Allen, Purchasing Director

Date: January 22, 2014

Re: Responses to Questions from Prospective Offerors, Sign-In Sheet from January 17th Briefing Session

Addendum No. 2 to RFQ 14-49SRA

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

Update Regarding Submission Requirements:

The City of Somerville intends to post all responses to the Union Square RFQ on the City's web site. As per Section 9.10 of the RFQ, Distribution of Responses, the respondents are required to submit one original and ten copies to the City of Somerville's Purchasing Department. In addition, **respondents will also be required to submit an electronic copy of their complete proposal on a CD/DVD.**

Addendum No. 2 to RFQ 14-49SRA

Questions from Prospective Respondents:

1. Does the city have a financing plan for the new library, public safety building, etc?

The Commonwealth has allocated \$18 million dollars in grant monies toward the construction of a new public library. The Union Square Revitalization Plan anticipates that these grant monies, along with the revenue stream from the structured parking and new private commercial space will be the initial basis of helping the finance development of the D1 block. Further, the City and the Master Development partner will work together to explore any and all financing mechanisms, public and private, to initiate and complete development of the D1 Block.

2. What are the City's expectations regarding parking. How many spaces per dwelling unit; how many spaces per 1,000 sf of commercial office? The D2 parking requirement on any conventional basis will result in a pretty big garage.

Parking requirements in the TOD and CCD zoning districts in Union Square are established in Section 9.17 of the Somerville Zoning Ordinance. Section 9 also identifies strategies for shared parking and/or reduction in parking for certain uses which would be allowed by special permit. The ordinance also allows parking for multiple sites within Union Square to be shared, thereby allowing a master developer to build a garage on a portion of one development site that can serve parking needs for other development sites. The City expects the development of the square to meet its own parking demand, without impacting residential on-street parking in abutting neighborhoods. If a development team can establish that the overall parking requirements under zoning are significantly greater than the quantity of parking that is actually needed to build and operate the complete development, the development team and the city will need to work with the community to adjust these zoning requirements accordingly.

3. What the status of site control for D2 and other blocks?

The SRA has completed the site assembly process for the D2 Block. Presently, the City has made a request in its FY14 Capital Improvement Plan for funding to provide for the acquisition of the privately held properties within the D1 Block. When complete and when combined with the publicly owned properties, the D1 Block site assembly will be finalized. In addition, former owners of properties within the D2 block are expected to be relocated by the Spring of 2014.

4. Is the City actively pursuing site acquisitions on ALL blocks?

No, it is anticipated that aside from the City's site assembly on the D1 and D2 blocks, the Master Developer will be responsible for site acquisition for the other five blocks. In the event of an impasse, the SRA may decide to utilize its ability, but only as a last resort and with the financial backing of the Master Developer Partner.

Addendum No. 2 to RFQ 14-49SRA

5. What is the timing expectation of the selected developer to move forward on subsequent blocks after D2?

The RFQ is written with the expectation that the Master Developer partner will proceed with all dispatch as site assembly and market conditions dictate. As an example, certain actions by the public sector must be completed before development and construction can proceed on the D1 and D2 blocks. For the other five blocks, however, the SRA would encourage development to proceed at the earliest possible moment.

6. Is there the flexibility to redesign the MBTA stop to fit within the D2 building?

One of the motivating factors to proceed with the Master Developer approach was the need to coordinate design and operational matters with the MBTA on Block D-2. Section 1.3 of the RFQ refers to the future development of the D-2 Block by stating, “A series of structures or a single structure articulated as though it were a series of structures, is anticipated for the North Prospect Block” [D2].

7. How are business owners with existing businesses on targeted parcels responding to the City’s plans to redevelop their sites?

Each situation is unique. Every property owner or existing business with a disposition block that is relocated as a result of this initiative will be entitled to technical assistance and financial support. The City has said publicly and on numerous occasions that there are existing businesses within Union Square that we absolutely want to see be a part of the new Union Square. Some of these existing businesses contribute to the unique sense of place in Union Square and we very much want to retain and enhance that sense of place.

8. Has the City entered into discussions with the US Government on the disposition of an active Post Office on Washington St.? If so or not, how are things progressing?

In July, 2013, the Union Square Post Office received designation as a Local Historic District. USPS has been actively marketing the Union Square property for some time. Based upon information gathered from private sources, an agreement has been reached to sell the property and the transaction is expected to occur in the near future.

9. Is there a projected traffic count for the drop off at the Union Sq. Green Line Extension?

At the time of design the drop off is only for the MBTA’s “the Ride” program and was estimated at no more than 6 drop offs per hour. It should be noted that the drop off is intended for “the Ride” and must provide a clear line of site from the drop off point to an entrance to the station.

Addendum No. 2 to RFQ 14-49SRA

10. Is there a projected number of trips via Green Line extension?

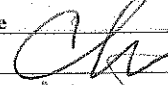
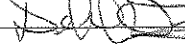
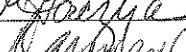
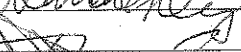
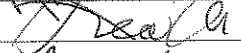
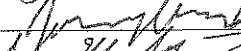

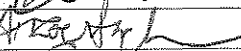


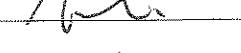


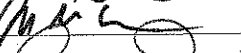

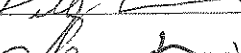
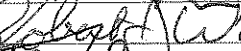

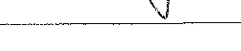

If the question is asking for the total number of projected “transit trips” – that is 45,000 a day. If the question is just for Union Square, more information is available here:

<http://greenlineextension.eot.state.ma.us/>

11. Section 9.11(f)(12) says list any actions taken by any regulatory agency or litigation involving the entity or its agents or employees with respect to any past development projects. Will you clarify the nature of the action taken? Do you mean negative actions taken by a regulatory agency or are you looking for any action taken, which would include any zoning approvals, MEPA approvals, etc. that we obtained throughout our 20 plus years in business?

Respondents should disclose any negative litigation or other regulatory actions. However, respondents may also wish to highlight any litigation or regulatory actions that are relevant or illustrative of successful strategies undertaken in similar developments.

Company Name	Phone Number	E-mail	Representative at Pre-bid	Signature
SASAKI		RCulver@SASAKI.com	Bob Culver	Bob Culver
SASAKI	(617) 308-8471	Sbritten@sasaki.com	Steve Brittan	Steve Brittan
ADD INC	617 234 3168	Jlennon@addinc.com	Jon Lennon	Jon Lennon
TRINITY Financial	617-620-8400	awhite@trinityfinancial.com	Andrew White	Andrew White
Elkus Manfredi	(617) 426-1300	manfredi@elkus-manfredi.com	David Manfredi	David Manfredi
NORDBLOM CO	781-238-4814	TFREEMONT-SMITH@NORDBLOM.COM	TOOD FREEMONT-SMITH	TOOD FREEMONT-SMITH
KSS Realty	617 784-4076	ted@kssrealtypartners.com	Ted Tobin	Ted Tobin
Redgate	617-904-7010	Kyle.Warwick@redgate-re.com	Kyle Warwick	Kyle Warwick
ELKUS MANFREDI	857.210.5780	M.SARDEGNA@ELKUS-MANFREDI.COM	-	-
Everding Eden	503.929.6129	MATT.EDEN@EVERDINGEDEN.COM	JIM ENGLISH	JIM ENGLISH
The Abbey Group	617 266 8860	jepstein@theabbeygroup.com	Shane Baron	Shane Baron
Brewer/Kato	617.492-8400	LKCHENG@BREWERKATO.COM	L. CHENG	L. CHENG
Berkley Investments, Inc.	(617) 456-3302	bsmithbuckn@berkley.com	Barbara Smith	Barbara Smith
SEBASTIAN MARISCAL	617 395 1210	SEBASTIAN@SEBASTIANMARISCAL.COM	-	-
FEDERAC REALTY	617-684-1515	dbriggs@federacrealty.com	Don Briggs, Andi Simpson	Don Briggs, Andi Simpson
FTS ST	617 602 5721	JTC@CROSSFIT-SOMERVILLE.COM	-	-
Cherrytree Group LLC	617-431-2266	melina@cherrytree-group.com	Melina Ambrosino	Melina Ambrosino
BETA Group	781-255-1982	Cellis@Beta-inc.com	Craig Ellis, Kathy Baxter	Craig Ellis, Kathy Baxter
The Community Builders	617.695.9595	edatta@cbinc.org	Eliza Datta	Eliza Datta
ICON architecture	617-451-3333	mopigione@iconarch.com	Michelle Apigian	Michelle Apigian
TRINITY	617 620 8400	stanley@trinityfinancial.com	CHRIS STANLEY	CHRIS STANLEY
Trinity	" "	mzahler@trinityfinancial.com	Matt Zahler	Matt Zahler
CBT	617 646 5180	VARANASI@CBTARCHITECTS.COM	KISHORE VARANASI	KISHORE VARANASI
Redgate	617-721-6070	Lisa.Serafin@redgate-re.com	Lisa Serafin	Lisa Serafin
Redgate	617-904-7108	lizbeth.bello@redgate-re.com	Lizbeth Bello	Lizbeth Bello
REDGATE	617-904-7111	DAS@GATERESIDENTIAL.COM	DAMIEN SZARY	DAMIEN SZARY
CBT	617-646-5315	nagahiro@cbtarchitects.com	David Nagahiro	David Nagahiro

Company Name	Phone Number	E-mail	Representative at Pre-bid	Signature
CAMBRIDGE STVEN	617.992.7000	Credmond@C7a.com	CHARLES REDMOND	
Fennick McCredie Architecture	617.350.7900	dfennick@fennickmccredie.com	Deborah Fennick	
Halley & Aldrich Inc	617.886.7408	M.Gorczyca@halleyaldrich.com	MAURICE	
DAY CWP6	617-654-9000	d.day@cooley-wolf.com	DANNA DAY	
MPSIROW Financial	312.585.7800	RStein@mpsirrowfinancial.com	Richard Stein	
STANTEC	617-226-9263	Drew-Left@stantec.com	DREW LEFT	
Magellan Development	312-642-8869	jcranland@magellandevlpment.com	Jeremy Cranland	
Beals Associates, INC	617-242-1120	SLouis@bealsassociates.com	Greg St. Louis	
CASEY FORD	617.513.7498	CFORD@Elevate.com.com		
Andrea Fierbach	617.451.6206	andrea@disruptivespace.com		
Related Beal	617.451.2100	NHoward@relatedbeal.com	Neal Howard Steve Fala	
Samuel's	617-603-5453	nmastan@samuelsre.com	Noah Mastan	
SCOTT POLLACK	617.623.5555	POLLACK@ALLOWSTRUCTION	SCOTT POLLACK	
THE FALLON CO.	617-737-4100	jberghton@falloncompany.ca	Jim Berghton	
THE FALLON CO.	617-737-4100	RMArtini@falloncompany.ca	Richard Martini	
GOODY CLANCY	617.850.6516	jell.sausser@goodyclancy.com	JEFF SAUSSER	
A.G. Jennings, LLC	617-719-1019	agjennings@icloud.com	Angus Jennings	
NBBT	617-378-4875	klynema@NBBT.com	Kelly Lynema	
Re/max Destiny	617-576-3802	Dennis@DennisJ.com	Dennis Joseph	
Proton Ventures	781-820-8841	rgwako@protonventuresllc.com	Bob Walsh	
ABBAY GROUP	617.266.8660	WKERAVUORI@THEABBAYGROUP.COM	BILL KERAVUORI	