

REQUESTS FOR PROPOSALS

Pier 5

in the Charlestown Navy Yard

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SECTION 01: INTRODUCTION & INSTRUCTIONS

PURPOSE

The purpose of this Request for Proposals ("RFP") is to solicit proposals for the redevelopment and disposition of vacant property owned by the Boston Redevelopment Authority ("BRA"), d/b/a Boston Planning & Development Agency ("BPDA"). This land consists of approximately 158,461 square feet of a vacant pier and adjacent watershed within the Charlestown Navy Yard ("CNY") Urban Renewal Area, Project No. Mass. R-55., known as Pier 5 in the Charlestown neighborhood of Boston Massachusetts (the "Property").

The BPDA seeks to convey the Property to allow the development of open space, active and passive recreational uses, civic and cultural facilities, and water-dependent uses. Proposals will be subject to review and approval by the BPDA including applicable planning and zoning controls, and the development objectives and guidelines described herein.

The BPDA has attempted to be as accurate as possible in this RFP but is not responsible for any unintentional errors herein. No statement in this RFP shall imply a guarantee or commitment as to potential relief from state, federal or local regulation. The BPDA reserves the right to cancel this RFP at any time until proposals are opened or to reject all proposals after the proposals are opened, if it determines that it is in the best interest of the BPDA to do so. The BPDA reserves the right to waive any minor informalities.

Throughout this RFP, different documents and resources are referenced; staff has compiled many of these in links accessible through *Appendix A* as a courtesy but proponents should only rely on documents that are found with their own research.

INSTRUCTIONS

The RFP will be available for download beginning on September 26, 2024 on the [Procurement Webpage](#)¹. If you are unable to access the RFP package through the Procurement Portal, contact Ben Merker, Real Estate Developer Officer, at (617) 918-6230 or via email to benjamin.merker@boston.gov in order to make alternative arrangements.

Proponents must register when downloading the RFP to ensure they receive any addendum. Requests for clarification or any questions about the RFP must be submitted via the following form:

<https://forms.gle/xN6bSYtcW4CTUrXH8>

The BPDA will not respond to any requests for clarification or questions concerning the RFP received after December 23, 2024. With any request for clarification or question, proponents must include their name, address, telephone number and email address. An addendum with questions and answers will be emailed to all prospective responders on record and posted on the procurement website no later than five business days prior to the RFP deadline.

There is a required submission fee of Ten Thousand Dollars (\$5,000.00) (“Submission Fee”) that shall be included with any proposal submitted in response to this RFP; the check for the Submission Fee shall be made payable to the Boston Redevelopment Authority. This Submission Fee will be applied to the security deposit for the selected proponent, and returned to all other proponents.

Proposals must be submitted no later than January 23, 2025 at 12:00 pm (noon) (“RFP Deadline”) to:

Teresa Polhemus
Executive Director/Secretary
Planning Department
12 Channel Street
Suite 901

¹ <http://www.bostonplans.org/procurement/procurement-portal>

South Boston, MA 02210

No late proposals will be accepted. Any proposals received after the date and time of the RFP Deadline will be rejected as non-responsive, and not considered for evaluation.

The opening of proposals received by the RFP Deadline will take place on January 23, 2025 at 12:30 pm (the “Proposal Opening Time”). Proposals will be stored in a secure location until the Proposal Opening Time. The BPDA will hold a virtual proposal opening by live-streaming and recording the event, with no in-person viewing available.

Proponents can access the live-streamed RFP opening by registering at a link that will be emailed to all registered plan holders and published on the procurement website prior to the Proposal Opening Time. Those who fill out the registration link will receive the live-stream video link via email. The video of the RFP opening will be posted on the BPDA website no later than 5 PM on January 23, 2025.

The BPDA will communicate any updates, corrections, clarifications, or extensions to this RFP through an addendum emailed to all prospective respondents and posted to the BPDA website. It shall be the responsibility of proponents to check the Procurement Portal website regularly for any addenda.

SECTION 02: PROPERTY BACKGROUND

SITE DESCRIPTION

The Property, also known as Pier 5 and the adjacent watershed, is made up of Assessing Parcel 02-03505-600. The Property consists of a pier of approximately 83,000 square feet, and watershed of approximately 75,000 square feet.

Parcel ID	Address	Square Footage
02-03505-600	Eighth Street	158,461
Total		158,461

To the southwest, the Property abuts Pier 4 and adjacent watershed, which is licensed by Courageous Sailing. To the northeast, the Property abuts boat slips owned by Charlestown Marina. To the Northwest, the Property abuts the Harborwalk. An Access and Utility Easement was granted to the BRA by the Flagship Wharf Realty Trust at the eastern corner of the Flagship Wharf property.

The pier on the Property was constructed by the US Navy in 1943 and was used as a general refitting pier as part of shipyard activities. The pier deck also supported rails for gantry cranes. The pier is approximately 664 feet long and 125 feet wide and consists of a concrete superstructure supported concrete-encased steel H-piles, see the narrative about a recent engineering report and presentation at the end of *Section 03* below for more information.

THE CHARLESTOWN NAVY YARD

The CNY, the Property's neighborhood, is nationally significant as one of the earliest naval shipyards in the United States. It was founded in 1800, shortly after the establishment of the US Navy. Together with the navy yards at Norfolk, Virginia, and Brooklyn, New York, it was the most important facility

of its kind in the United States through the end of the Civil War. Decommissioned in 1974, the CNY has retained many of its historic components, and is a significant site which illustrates aspects of the naval, industrial, and technological history of the United States. It is listed on the National Register of Historical Places and is a designated National Historic Landmark.

In 1965, the Boston Redevelopment Authority adopted the Urban Renewal Plan for the Charlestown Urban Renewal Area (Project No. Mass. R-55). The plan set forth goals for the redevelopment of much of the Charlestown Neighborhood, facilitating development “(1) to preserve the neighborhood, (2) to assure the public health and safety, (3) to strengthen the physical pattern of neighborhood activities, (4) to reinforce the fabric of family and community life, and (5) to provide a more wholesome framework of environmental conditions better suited to meet the requirements of contemporary living.” While the initially written Urban Renewal Plan did not contemplate the closure of the Navy Yard, the design and planning goals for the Charlestown Neighborhood, such as strengthening the residential community, ensuring compatible relationships between land uses, creating new community facilities, and general improvement of environmental conditions, can be expanded to apply to the entirety of the Charlestown Neighborhood, including the CNY.

The Federal government deeded 103 of the 130 acres of the Charlestown Navy Yard to the then Boston Redevelopment Authority under the purview of Urban Renewal with the intention to redevelop parts of the CNY to create employment opportunities in the area where significant jobs had been lost due to the closure of the Yard. The Navy Yard was divided into three parcels as part of the BRA acquisition. Parcel No. 1 (the Historic Monument Area) contains just under 30 acres of land and occupies the most landward parcels of the Navy Yard, including a variety of historic buildings, such as the Chain Forge Building and the Ropewalk. Parcel No. 2 (the New Development Area) contains approximately 73 acres of land including the Pier 5 parcel. Parcel No. 3 (the Public Park Area) deeded in part to the Redevelopment Authority, with everything west of the parcel given to the National Parks Service. This area comprises the 27 acres that make up the Charlestown Navy Yard National Historical Park.

Today, the CNY is an active hub of both historic and modern uses for residents, employees and visitors. In addition to residential properties and a marina with more than four hundred slips, it is also home to multiple restaurants, a hotel, and a terminal for the MBTA Charlestown-Downtown Boston ferry. The area boasts historic resources including a section of the Freedom Trail and the USS Constitution Museum, as well as first quality open space, such as Shipyard Park and Menino Park. The area is a hub for health care research and practice, including development and administrative affiliates of Partners Health Care and the Spaulding Rehabilitation Hospital.

Historic preservation where possible has maintained the original form and character of the CNY, while public and private investment have revitalized the area and the larger Charlestown neighborhood.



Map of the CNY. The Property is shaded in yellow, approximately.

PLANNING, REGULATORY AND ZONING CONTEXT

This RFP requires that any redevelopment of the Property be consistent with applicable zoning and regulatory information as well as planning initiatives, explained further in the following narrative.

Zoning And Regulatory Context

Projects must adhere to the regulations on waterfront development set forth by the Massachusetts Public Waterfront Act (Chapter 91). In the CNY, Chapter 91 projects are further governed by the regulations in the Harborpark Municipal Harbor Plan (1990) and subsequent amendments to that plan. The intention of Chapter 91 and the related Municipal Harbor Plans are to preserve the waterfront such that it may serve a water-dependent use and uses that serve a proper public purpose. Uses on lands within Chapter 91 jurisdiction must provide adequate open space at the water's edge, and linkages between waterfront sites and inland communities.

Any structure proposed for the improvement of Pier 5 must adhere to the dimensional limits established in 310 CMR 9.00, the Massachusetts regulations for properties within Chapter 91 jurisdictional boundaries. Per the Harborpark Municipal Harbor Plan, there are additional restrictions on altering the dimensions of the pier, established in the section titled, Restrictions on Pier Expansion, "The Harborpark Plan and Zoning restrictions on pier expansion support the Chapter 91 policy intended to protect the utility and adaptability of sites for water-dependent purposes. The restrictions on pier expansion for non-water dependent uses are stringent in 90 percent of the waterfront. Within the Charlestown Waterfront and the CNY no pier may be expanded beyond the Pierhead Line.

In addition, any project subject to Waterways Regulations under Chapter 91, effective on October 4, 1990, is required by this Plan to provide one-to-one replacement of water surface, repair and improvements to existing seawalls or other harbor improvements designed to increase open water area, as discussed in Chapter VII, part 1 'On-Site Open Water Replacement for Pier Extensions (310 CMR 9.51(3)(a))."

For zoning purposes, the Property is situated within the Harborpark: Charlestown Waterfront Zoning District, in the Charlestown Navy Yard

Subdistrict, as shown on Map 2B/2C of the Boston Zoning Maps, pursuant to Article 42F of the Zoning Code (“Code”)². Dimensional regulations and allowed uses for the Property can be found in Section 42F-13 and Section 42F-14, respectively. In addition, the Property is subject to the Navy Yard Overlay District and Coastal Flood Resilience Overlay District (Article 25A).

The Property is located in the Navy Yard Overlay District, which establishes zoning regulations intended to protect appropriate development of the Charlestown Waterfront, including, but not limited to, water-dependent uses, public access to the waterfront, and the growth of water-related commercial activity, connecting people to the harbor and the surrounding neighborhood.

The Property is located within a FEMA Flood Hazard Area and a Boston MHC Historic Inventory Area (Boston Naval Shipyard) and is also subject to Parks Design Review (City of Boston Municipal Code, Ordinance 7.4-11).

The Code and maps can be found at <http://www.bostonplans.org/zoning>³. Zoning relief may be required to achieve the requirements of this RFP.

Planning Context

Pier 5 and the larger context of the Charlestown Naval Shipyard/CNY are within the study area of several local planning initiatives launched since the closure of the Navy Yard in 1974. Past plans for the area that focus on recreational uses aligned with the objectives of this RFP for Pier 5 include:

- PLAN: Charlestown identifies the production of open space to keep pace with population growth as a priority for the neighborhood. This plan calls for the creation of 20 acres of new public open space comprising both privately owned and publicly owned parcels. New open space should be developed with the intention to create a network of green space around the Charlestown neighborhood, thus this plan recommends that development of park space be integrated into the larger network of development in Charlestown, rather than as isolated

²https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART42FHADIHANAYA_IN_GENERAL

³ <http://www.bostonplans.org/zoning>

project sites. PLAN: Charlestown identifies seven goals related to the production of open space in the neighborhood:

1. Add high quality, equitably distributed open space with a focus on currently under-served areas with less park access
2. Add a mix of open space amenities, including dog parks and playgrounds
3. Add tree canopy in areas with higher vulnerability to extreme heat
4. Make new open space comfortable to reach for residents traveling on foot
5. Ensure that planned flood resilience infrastructure in Charlestown serves the dual purpose of accessible green space for active and passive recreation
6. Add needed sports fields to serve both current and future needs
7. Create a more accessible waterfront

- *Boston Naval Shipyard Charlestown Planning and Development Program (1975)*

This plan, crafted with the intention to optimize the reuse and redevelopment of the Naval Shipyard, recognizes that while the CNY piers were originally a stronghold of the Naval shipbuilding industry, deterioration and the modern needs of such industry have relegated these piers too short, too close together, and in too shallow water to be suitable for modern commercial vessels. The Planning and Development Program recommends other types of reuse for the piers and surrounding area, citing the exciting waterfront views of Boston's skyline as providing a unique potential for new development and public recreation amenities. This plan identifies Pier 5 specifically as a location for a waterfront park, proposing that the "Waterfront Park will serve as a visual and functional link between the new uses in the Navy Yard and other points in the City facing the inner harbor.

- *Design Guidelines: New Development Area Boston Naval Shipyard at Charlestown (1978)*

In 1978, two sets of design guidelines for the CNY were released. One set focused on the Historic Monument Area of the Naval Yard, and the

second on the so-called New Development Area as divided in the 1975 Charlestown Planning and Development Program. The CNY Piers, including Pier 5, are located within the New Development Area. Per the Plan, the following excerpted design guidelines are among those applied to the development of structures and open space at Pier 5:

- “New additions or alterations should not disrupt the essential form and integrity of historic property. They should be compatible with the size, scale, color, material and character of the existing buildings and their environment.”
 - “The form of new constructions shall create desirable year-round conditions of sun and shade for adjacent buildings, open spaces, streets, and sidewalks.”
 - The height of new construction at Pier 5 should not exceed 35 feet.
 - New structures on Pier 5 shall consist of concrete, masonry, metal, and glass.
-
- *Charlestown Navy Yard Master Plan for the Yard’s End (1990)*

This plan was developed to build upon the planning goals achieved in the 20+ years since the closure of the Navy facility at the CNY and develop a forward-thinking vision based on the realization of past planning goals. This plan for the Yard’s End calls for at least 50% of the total pier area within the CNY to be developed as open space with a mixture of active and passive programming. In conjunction with the City of Boston Harborpark Municipal Harbor Plan (described below), this open space network should include connectivity with the Harborwalk and incorporate elements that reinforce the historical nature and water-dependent character of the CNY.
 - *City of Boston Harborpark Municipal Harbor Plan (1990)*

The Harborpark Municipal Harbor Plan is an adopted Municipal Harbor Plan (MHP) under 310 CMR 9.00, the governing legislation for Chapter 91, the Massachusetts Public Waterfront Act, Section 9.57: Approved Municipal Harbor Plans. Further information about the provisions of Chapter 91 with respect to this site can be found in subsequent sections.

This MHP established design guidelines for structures on the Boston waterfront, particular those sited on piers, including:

- “Buildings on Piers shall be sited so as to reinforce the geometry of the Pier; and buildings near the water’s edge shall not be massed so as to create a continuous wall along the water’s edge.”
- “Buildings shall be sited to provide view and access corridors towards the open water and to preserve views from Public Access Facilities and Open Space areas at the Ends of Piers.”
- “Open areas and buildings at or near the ends of piers shall offer opportunities for public views of the water and public amenities that attract the public to the water’s edge.”

- *Waterfront Activation Network Plan for the Charlestown Navy Yard (2007)*

The Waterfront Activation Network Plan was developed as an amendment to the existing Municipal Harbor Plan, providing a conceptual framework for the development of public destinations and an activated waterfront in the CNY. This plan responds to earlier proposals for a “Double Interpretive Loop”, a concept designed to link public destinations within the CNY through a comprehensive network plan.

- *Climate Ready Boston: Coastal Resilience Solutions for East Boston and Charlestown (2022)*

Coastal Resilience Solutions for East Boston and Charlestown is the first series of neighborhood-specific plans to arise from the Climate Ready Boston planning initiative. This plan is divided between two phases, with the first phase focused on flood pathways anticipated with 9” of sea level rise predicted to occur by 2030. Phase II covers the remainder of the coastline for these two Boston neighborhoods, including the CNY. This plan focuses on the opportunity to improve public spaces in Charlestown while incorporating flood protection measures into waterfront parcels. This plan suggests that the overall coastal resilience strategy for the neighborhood should include a series of connected flood protection options, including, but not limited to:

- Raised Harborwalk/Raised Park Space

- Raised Berms and Dunes
- Vertical Floodwalls
- Raised Roadways/Median Floodwalls
- Nature-Based Solutions
- Deployable Flood Gates/Barriers
- Adapted Buildings and Structures

Additionally, the City of Boston has several citywide planning initiatives that recommend strategies for development to meet the City’s goals of affordability, equity, and resilience. Among these plans, are:

- *Urban Forest Plan (2022)*

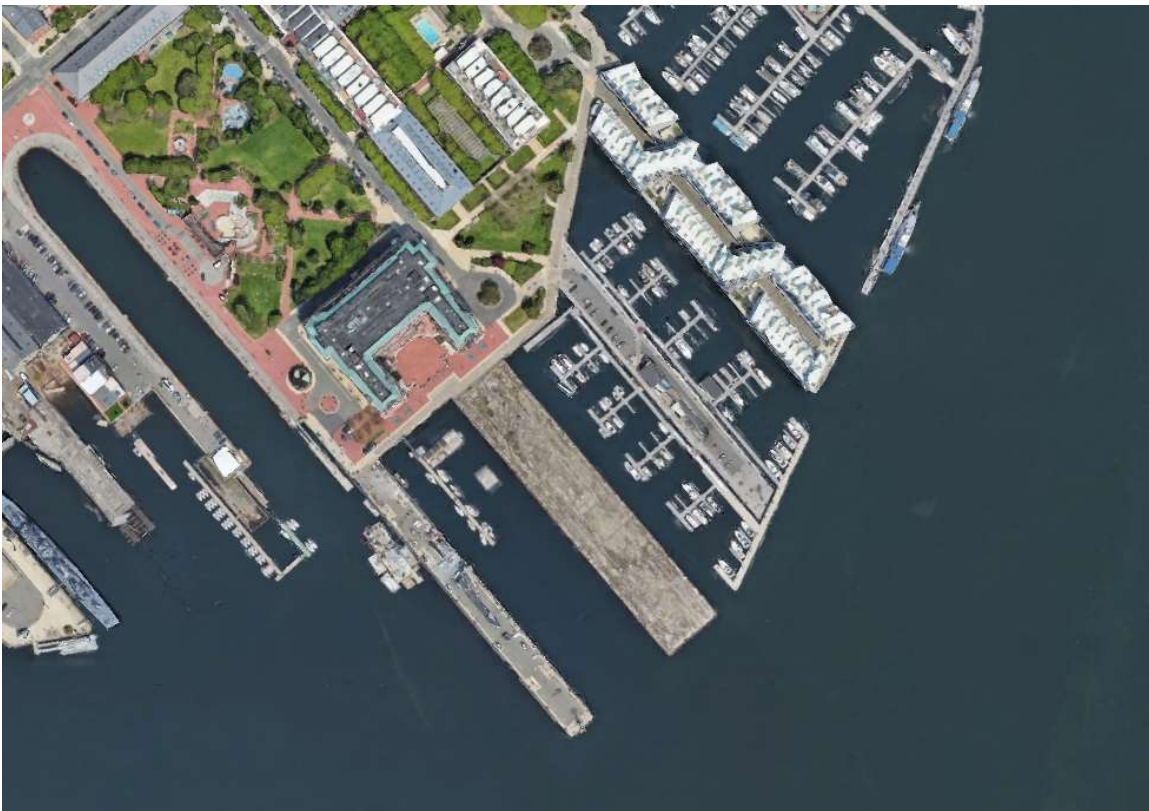
The Urban Forest Plan identifies the Charlestown neighborhood as having below average canopy coverage. The addition of tree canopy to the neighborhood broadly advances resilience goals, additionally enumerated in *Heat Resilience Solutions for Boston (2022)*, and addresses climate-related concerns such as susceptibility to extreme urban heat and air quality concerns. Proposals for development within Charlestown should align with the citywide goal for urban tree canopy, including:

- Goal 1: Equity First
“Focus investments and improvements in under-canopied, historically excluded, and socially vulnerable areas.”
- Goal 2: Proactive Care and Preservation
“Ensure trees/tree canopy are proactively cared for.”
- Goal 3: Community-Led
“Ensure community priorities drive urban forest decisions and management.”
- Goal 4: Prioritize and Value Trees
“Increase awareness and buy-in regarding the importance of trees in Boston across the public and private sectors.”

- *Imagine Boston 2030 (2017)*

Imagine Boston 2030 sets forth a series of priorities to guide development in the city to support the City’s vision for an equitable, affordable, and resilient future. Suggestions within this framework include the continued activation of the Charlestown waterfront,

particularly underutilized spaces within the CNY, that can double as opportunities for flood defense and planning for projected sea level rise.



Aerial view of the Property (Google)

TITLE

Proponents are fully responsible for conducting their own title examination to ensure that the title to the Property is clear. To the best of the BPDA's knowledge, the BRA is the owner of the Property and the title is not encumbered. However, the BPDA makes no representations or warranties as to the accuracy of any title examinations it may have conducted, including, without limitation, with respect to any easements that may benefit or burden the Property, and recommends that proponents conduct their own title examinations. The BPDA further recommends that proponents commission their own boundary surveys to determine the existence of any encroachments that could exist.

SECTION 03: DEVELOPMENT OBJECTIVES AND DESIGN GUIDELINES

DEVELOPMENT OBJECTIVES

The BPDA seeks to redevelop/adaptably re-use the Property in a manner consistent with the following goals and objectives.

1. Diversity, Equity, and Inclusion
 - a. Proposals should provide opportunities for diversity, equity and inclusion, wealth creation and workforce participation for businesses and individuals who have historically been underrepresented in real estate development.
 - b. For a more detailed explanation of requirements and suggestions please see *Section 04 – Minimum Submission Requirements*
2. Waterfront Access and Education
 - a. Proposals should recognize and celebrate the waterfront as a public asset
 - b. Proposals should prioritize sustainable waterfront programming, infrastructure, continuous access and compatible uses
 - i. Examples of some possible waterfront programs could include but is not limited to swimming, sailing, kayaking, boating, and fishing.
 - ii. Proposals are strongly encouraged to consider creating and enhancing public swimming access in Boston Harbor, which could include but are not limited to an enclosed swimming area, designated swimming area, or a floating pool. Harbor pools should have clear demarcations between the swimming area and the open water.
 - c. Proposals should aim to include educational opportunities for topics including, but not limited to, the history of the CNY, marine biology, coastal ecology, maritime instruction, tidal

fluctuations, sea level rise, coastal resilience, and other passive education opportunities associated with coastal/environmental changes.

- d. The BPDA will entertain proposals for both maritime-dependent uses and non-maritime dependent uses. Non-maritime uses that will be considered should meet the greater goals outlined in the development and design guidelines.
- e. Proposals should protect existing water dependent uses.

3. Public/Open Space and Cultural Destination

- a. Proposals should prioritize creating progressive, inclusive and accessible amenities and spaces for residents, visitors, and workers of all ages from the CNY, Charlestown, Boston, and its surrounding communities. In this same light, Proposals should involve diversity in the pattern of uses and population of users at the waterfront.
 - i. Examples of specific public amenities, besides those listed elsewhere in this section, could include, but are not limited to public art, pedestrian walkways, playgrounds, benches, picnic tables and community event space.
- b. Proposals are encouraged to consider designs that support connections to the Harborwalk and center views of the City and Harbor.
- c. Proposals should seek to create a destination that will be a place of interest for diverse audiences at varied times of the day and year.
- d. Proposals are encouraged to incorporate principles of universal design in the site strategy in support of a strategy which is welcoming and hospitable through an equitable and inclusive design.

4. Sustainable and Resilient Construction

- a. Proposals should prioritize the City's goals for sustainable, resilient, and healthy new construction. Any proposed structure must be designed and constructed in compliance with Article 37,

regardless of scale. See Article 37 Green Building and Climate Resiliency Guidelines for additional information

- b. The proponent should aim to follow the recommendations from Climate Ready Boston and the Flood Resilience Planning, Feasibility and Design Study for the CNY which will commence in 2024 by the Planning Department, see *Design Guidelines* below for more information and requirements.
- c. Any proposed structures must be designed according to Article 25A, regardless of scale. Proponents should conduct site-specific coastal flood modeling utilizing the Massachusetts Flood Risk Model (MCFRM). At a minimum, new proposed public realm including public access to the Harborwalk, shall be designed to be elevated above 2070 astronomical high tides to maintain public access into the future.
- d. Proposals shall not interfere with any planned/proposed district scale interventions that protect the CNY from coastal storm surge and sea-level rise risks, including concepts disclosed in Coastal Resilience Solutions for Charlestown Phase II and the pending Flood Resilience Planning, Feasibility and Design Study for the CNY.
- e. Proposals should follow and respond to the recommendations and requirements in the documents and information in *Section 02's Planning, Regulatory and Zoning Context* as well as the *Design Guidelines* below. This includes but is not limited to the studied future flooding risk.
- f. Proposals should be willing to coordinate with the National Parks Service's, BPDA's, Army Corps of Engineers' and other entities' resilience efforts in the area.
- g. Proposals should prioritize the use of green infrastructure to support stormwater management and ecosystem benefits.

5. Accessory Economic Development

- a. Proposals should incorporate economic development opportunities, focusing particularly on fostering growth opportunities for small businesses, local artists within the community, and non-profit or public service organizations.

- b. All economic development opportunities in proposals should seamlessly blend with the above 4 goals.

All proposals are encouraged to submit proposals incorporating the above objectives. Though, all proposals should describe their associated community benefit and contributions and how such response goes above and beyond the *Development Objectives* in this vein.

Any submission(s) that include a residential component will be immediately rejected.

This request for proposals seeks innovative solutions that prioritize public amenities, creativity, and diversity of experience, ensuring inclusion and accessibility for all by an equitable team. Proposals should integrate waterfront enrichment and emphasize coastal resiliency measures, safeguarding these amenities for future generations. The goal is to foster a sustainable development that enriches our community while mitigating environmental risks.

DESIGN GUIDELINES

The urban design guidelines are set forth herein to ensure that development of the Property preserves and enhances the distinct physical character of the CNY and respects the general scale of the surrounding area. Given the focus of this RFP on open space, the project should be led or co-led by a landscape architect. The project team should include among other disciplines a marine engineer and a coastal resiliency expert. Proponents are encouraged to present exceptional designs and include quality and creative contributions to the public realm. Built structures are not explicitly required or prohibited in RFP responses; we will be evaluating any proposal we receive based on its responsiveness to the RFP criteria and any applicable regulatory frameworks. Submissions that include residential uses on the site will not be considered. Key urban design guidelines are as follows:

Massing, Height, And Architectural Design

1. Proposals shall take into consideration the condition of the existing pier as described below, see *Recent Engineering Study* and the referenced materials.

2. A rebuilt pier should occupy the same footprint as the current pier, or a smaller footprint but within current boundaries
3. The form of new construction shall create desirable year-round conditions of sun and shade for adjacent buildings, open spaces, streets, and sidewalks.
4. The design shall be constructed of materials that are compatible with those found in the existing CNY neighborhood. The use of these materials should be clearly contemporary, not imitative of an earlier style or period.
5. Any built structures on the site should be in service of the Development Objectives, which prioritize public amenities, water-related programming, and coastal resilience. Any structure design will be considered more highly advantageous if the height is constrained to a maximum of 35 feet.

Access, Circulation, Connectivity, and Continuity

1. The design shall provide public access to the waterfront as required by the Waterfront Activation Network Plan for the CNY.
2. Wayfinding and interpretative elements are encouraged to serve a multi-lingual audience.
3. Safety ladders shall be located every 100' of the Harborwalk.

Open Space and Public Realm

1. The site shall be comprised of fifty-one percent minimum open space.
2. At least 40% of the first floor of any built structure(s) shall be devoted to facilities of public accommodation.
3. Public open spaces should accommodate gathering spaces at a variety of scales, to support social interaction and community building as well as spaces for solitary respite.
4. Public realm should provide opportunities for seating, rest, and contemplation.
5. Open spaces should incorporate canopy trees in support of benefits including shade, stormwater management, habitat, and carbon sequestration.
6. Plantings shall be tolerant of coast conditions including wind, saltwater spray, and inundation during storm events.

7. Proposal materiality should communicate a message of welcoming and belonging to the public.
8. The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.

Coastal Resilience Guidelines

Proponents should aim to follow the recommendations from the Flood Resilience Planning, Feasibility and Design Study for the CNY which will commence in 2024 by the Planning Department.

Proposals shall not interfere with any planned/proposed district scale interventions that protect the CNY from coastal storm surge and sea-level rise risks, including concepts disclosed in Coastal Resilience Solutions for East Boston and Charlestown Phase II and the pending Flood Resilience Planning, Feasibility and Design Study for the CNY.

Due to the Property's current and future vulnerability to coastal storm events, any proposed structures will need to be designed to be in compliance with Article 25A and the Coastal Flood Resilience Design Guidelines, regardless of scale. All critical infrastructure and mechanical systems should have an additional two feet of elevation (freeboard) above the base flood elevation. Due to the Leased Premises' location within a FEMA Special Flood Hazard Area ("SFHA") FEMA Flood Zone VE, particular attention should be paid to FEMA's guidance on structures in such zones. At a minimum, new proposed public realm including public access (Harborwalk), shall be designed to be elevated above 2070 astronomical high tides to maintain public access into the future. Proponents should conduct site-specific coastal flood modeling utilizing the Massachusetts Flood Risk Model (MCFRM).

Proponents may view details on the Planning Department Sea Level Rise Flood Hazard Mapping Tool.

Sustainable Development Guidelines

Proposals should support the community's and City of Boston's Carbon Free 2050, Climate Resilient, and Healthy Community goals including the current

Climate Action Plan and the 2019 Carbon Free Boston report. See Article 37 Green Building and Climate Resiliency Guidelines for additional information.

Based upon Climate Ready Boston 2016, the City's comprehensive climate vulnerability and preparedness study, the Charlestown area is subject to multiple climate change related hazards (see "Coastal Resilience for Charlestown"). Proposed projects should include resilient structures, if applicable, and site strategies to eliminate, reduce, and mitigate potential impacts, as follows:

1. Greenhouse Gas Reduction: Any proposed structure(s) with conditioned space(s) should meet Boston's Net Zero Carbon (NZC) or positive energy performance standards. Proposals should include a preliminary Zero Carbon Building Assessment for each structure that models a low energy building with an enhanced envelope and all-efficient-electric systems, includes on-site renewable energy, and identifies off-site renewable assets, credits, or certificates sufficient for annually achieving net zero carbon emissions. Additionally, proposals should minimize carbon emissions from construction materials and products, also known as embodied carbon, and include a Life Cycle Analysis.
2. Higher Temperatures & Heat Events: Proposed projects should reduce heat exposure and heat retention in and around the building. Strategies should include the use of higher albedo building and paving materials and increased shade areas through landscaping, expanded tree canopy and shade structures. Any proposed structure should achieve LEED Heat Island and Cool Wall credits.
3. More Intense Precipitation: Proposed projects should integrate strategies to both mitigate the impact of storm water flooding to the Property and reduce the Property's contribution to storm water flooding in the neighborhood. Strategies should focus on pervious site materials, enhanced landscaping and Low Impact Development measures to capture and reuse or infiltrate storm water.
4. Rising Sea Levels: Proposed projects should reduce risks of coastal and inland flooding through elevating the base floor, critical utilities, mechanical systems and infrastructure above anticipated flood levels.

Proposed projects should utilize flood proof materials below any future flood level and relocate vulnerable uses to higher floors.

Green Building Design Guidelines

Green building practices support a comprehensive approach to addressing the adverse impacts of the built environment and to promoting human health and the wellbeing of our communities. Accordingly, proposed projects with occupied structures should include a Sustainability Narrative and LEED Scorecard for each building demonstrating the following:

1. **LEED Green Building:** Achieve and surpass the United States Green Building Council's ("USGBC") requirements for LEED Platinum Certifiability. Projects should be registered upon Tentative Designation and certified by the USGBC within one year of construction completion, if applicable.
2. **Integrated Project Planning:** Include a LEED Accredited Professional(s) with the appropriate specialty(s). Proposals should describe the team's approach to integrated project planning, including the use of preliminary and whole building energy modeling.
3. **Site Development:** Employ strategies to eliminate construction phase environmental impacts including off-site tracking of soils and construction debris. Site designs should include strategies to reduce heat island and storm water runoff impacts, and promote area natural habitats.
4. **Connectivity:** Promote and support non-personal vehicle means of travel including walking and bicycling, public transit, and reduced personal vehicle travel. For occupied structures, if appropriate, strategies should include easily accessible, secure and enclosed bicycle storage space (see Boston Bicycle Parking Guidelines), shared parking, transit pass programs, and car and bike share programs. For open space uses, strategies should include walking and bike paths, covered and secure bike racks, public viewing areas and destinations.
5. **Water Efficiency:** Minimize water use and reuse storm and wastewater. Strategies should include low flow plumbing fixtures; rainwater harvesting for gardens and building systems and ground water recharging; and drought resistant planting and non-potable water irrigation.

6. Net Zero Carbon: Building designs that minimize all energy use related carbon emission related carbon and carbon equivalent (CO₂e) emissions with a priority on passive building strategies.
 - a. Passive building strategies should include: building orientation and massing; high performance building envelopes that are airtight, well insulated, have appropriate window to wall ratios, and include high efficiency windows and doors; and natural ventilation and daylighting.
 - b. Active building strategies should include: Energy Star high efficiency appliances and equipment; dedicated outside air system with energy recovery ventilation; all-efficient-electric air and ground source heat pump systems for building thermal conditioning and hot water systems; and high efficiency LED lighting fixtures and advanced lighting control systems and technologies.
7. Renewable, Clean Energy Sources and Storage: Include and maximize the potential for onsite solar PV production and purchase renewable electricity or REC's sufficient to achieve NZC performance. Additionally, projects are encouraged to include clean energy, electric battery, and thermal energy storage systems.
8. Energy Efficiency Incentives: Fully utilize all available federal, state, and utility energy efficiency and renewable energy programs.
9. Indoor Environmental Quality: Provide high quality healthy indoor environments by utilizing strategies that include extended roof overhangs, proper ground surface drainage and non-paper gypsum board in moist areas; passive and active fresh air systems and active ventilation at moisture and combustion sources; building products and construction materials that are free of VOC's, toxins, hazardous chemicals, pollutants and other contaminants; entryway walk-off mats and smooth floors that reduce the presence of asthma triggers, allergens and respiratory irritants; and easily cleaned and maintained finishes.
10. Materials Selection: Include low embodied carbon, sustainably harvested, and responsibly processed materials. Strategies should include products made with recycled and reclaimed materials; materials

- and products from responsibly harvested and rapidly renewable sources; and locally sourced products and materials (within 500 miles).
11. Innovation: Utilize both "off-the-shelf" products and practices as well as innovative strategies and "cutting edge" products to increase the sustainability and performance of the building.

Recent Engineering Study – 2023/2024

In November 2022, the BPDA published a Request for Proposals (“Engineering RFP”) entitled “Engineering Assessment and Feasibility Study for Charlestown Navy Yard Pier 5.” The scope of work of the Engineering RFP was divided in 3 phases: (1) Study Report, (2) Design and Permitting, and (3) Construction Phase services.

Phase 1 of the scope of work including the study report was completed in January 2024. The study report presented findings of the inspections performed by Foth Infrastructure & Environment LLC (“Foth”) as part of Phase 1’s scope and review of previous reports on the condition of the pier. The assessment and inspections were done accordingly with “American Society of Civil Engineers (ASCE) Manuals and Reports on Engineering Practice No. 130 – Waterfront Facilities Inspection and Assessment” and findings suggested that the pier is in “Serious” condition due to the advanced deterioration that have affected the load bearing capacity of primary structural components.

The Phase 1 report and public presentation is included in Appendix A.

No further work for Phases 2 or 3 has been completed.

Given this information, the BPDA may commit up to \$8 million for the rehabilitation or demolition of Pier 5. The BPDA would complete this portion of the work, not to exceed \$8 million, aligned with the proposal from the proponent, and then would allow the proponent to continue with the rest of the work associated with their proposal. The anticipated investment will be informed by the proposed program of the selected partner. Any additional costs associated with the redevelopment will be the responsibility of the selected proponent.

SECTION 04: MINIMUM SUBMISSION REQUIREMENTS

Proposals must include the Submission Requirements set forth in this section. Omission of any of the required information may lead to a determination that the proposal is non-responsive. Submission requirements as defined in Section 04 should be submitted electronically on a flash drive. Design Drawings should be PDF or JPEG files, at minimum 300 DPI.

DEVELOPMENT SUBMISSION

In addition to the required forms listed in the Submission Checklist, the following information shall be submitted in the written Development Submission. This is an opportunity for the proponent to convey how the proposed development will be a highly beneficial use of the Property that will be cost-effective, completed in a timely fashion, and provide options superior to those currently available to the community. **Any submission(s) that include a residential component will be immediately rejected.**

Please provide the following items as listed:

1. Introduction/Development Team:
 - a. Provide a letter of interest signed by the principal(s) of the proponent. This letter should introduce the development team and organizational structure, including the developer, attorney, landscape architect, marine engineer, coastal resilience expert, contractor, marketing agent/broker, management company, and any other consultants for the proposed development. For joint ventures, the proponent shall provide a copy of the Partnership Agreement detailing the authority and participation of all parties.
 - b. Proposals should describe the team's experience and qualifications to execute such a proposal within the submitted timeline, development costs and operating budget.
 - c. Provide all contact information for team principals, including full addresses, phone numbers and e-mail addresses.

- d. If applicable, explain the relationship(s) between the proponent and any third-party developers, subcontractors, or community partners that might influence the proponent's development plan.
 - e. The proponent shall provide a listing/description of any lawsuits brought against the proponent or any principals of the proponent in courts situated within the United States within the past five years.
2. Development Concept and Plan:
- a. Describe the proposed development's uses and the total square footage for each use. This should also include how these will satisfy the *Development Objectives*, see Section 03.
 - b. Describe how the proposed development will benefit the surrounding community; this narrative should include any benefits that are beyond those generated by the development itself
 - c. Estimate the number of construction and permanent jobs that will be generated by the proposed development.
 - d. Describe how the development plan will be implemented. The description should include a detailed timeline that lists all development tasks from the date of Tentative Designation by the BPDA through construction completion and occupancy; this timeline should also include tasks related to regulatory approvals, see *Design Submission* requirements below, and financial related items.
The timeline should indicate the start and end dates for each pre-development task.
 - e. Provide a summary of the plan for the maintenance and operation of the proposed development upon construction completion.
3. Boston Residents Jobs Policy. Proposals must describe the planned approach to meeting the goals outlined in the Boston Residents Jobs Policy, see Section 06: *Contract Terms and Conditions, Additional Terms and Conditions* and *Appendix A*.
4. Diversity, Equity and Inclusion Plan. The BPDA is strongly committed to ensuring that the disposition of BPDA properties provide opportunities for diversity, equity and inclusion, wealth-creation, and workforce

participation for businesses and individuals who have historically been underrepresented in real estate development. The Diversity, Equity and Inclusion Plan must discuss why it is specific, realistic, executable, and impactful. The Diversity, Equity and Inclusion Plan evaluation criterion shall comprise 25% of the comparative evaluation of each proposal submitted.

- a. Proponents must submit a Diversity, Equity and Inclusion Plan which reflects the extent to which the proponent plans to include significant and impactful economic participation, employment, and management roles by people of color, women, certified Minority-Owned Businesses (“MBEs”), and Women-Owned Business Enterprises (“WBEs”) (collectively referred to as “M/WBEs”) on this project.
- b. MBEs and WBEs must have received or have pending applications for certification under the Commonwealth of Massachusetts Supplier Diversity Office or City of Boston. Firms with pending certification may be included in a proposal on the condition that certification is granted by the start of work or the firm is replaced by a firm certified under the Commonwealth of Massachusetts Supplier Diversity Office or City of Boston. All replacements or substitutions must be approved by the BPDA.
- c. The Diversity, Equity and Inclusion Plan should include the following good faith measures relating to M/WBEs participation:
 - i. Providing information as to the M/WBE-owned firms participating in the development, the nature of their participation in the particular phase(s) of the development, and the extent to which such M/WBE involvement is committed as of the date of proposal submission. Where possible, proponents should include detailed information on the M/WBE role, responsibility and total contract value in the development.
 - ii. The proponent’s strategy for supplier diversity and M/WBE outreach, including its goals and its good faith efforts. Proposals should indicate what strategies will be pursued, or are being pursued, to identify M/WBE participation, including outreach and identification

activities to timely inform the M/WBE community of upcoming opportunities.

- iii. Strategies which support sustainable capacity development in M/WBE firms, such as mentor-protégé relationships or joint ventures. These partnerships for capacity development should describe the impact of participating in this project on the M/WBE firm's future business growth and opportunities.
 - iv. The proponent's strategy to support workforce training/capacity building for populations underrepresented in the construction trades as well as other fields of real estate development.
 - v. A description of the development team's prior experience and track record undertaking similar programs at other locations, including examples deployed on private property.
- d. The Diversity, Equity and Inclusion Plan must address all phases of development, including, but not limited to:
- i. pre-development (ex. development entity, ownership, equity and debt investment, design, engineering, legal, other consultants);
 - ii. construction (ex. general contractor, sub-contractor, trades, workers performing construction, suppliers, engineering and other professional services); and
 - iii. ongoing operations (ex. tenants, facilities and property management, contracted services).
5. Additional Data. Any other relevant information the proponent believes is essential to the evaluation of the proposal (i.e., aesthetic designs, environmental sustainability goals, ideas for selection of subcontractors, methods of obtaining community engagement, etc.).

DESIGN SUBMISSION

The Design Submission should include, but not be limited to, the following materials:

Design Narrative

1. A written and graphic description explaining how the proposed design will meet the *Development Objectives* and *Design Guidelines* of this RFP. These documents must describe and illustrate all program elements and the organization of the site.
2. A description and illustration of all proposed modes of circulation to/from and within the site, including but not limited to pedestrian, bicycle, and emergency access.
3. A preliminary zoning analysis and an outline of all required regulatory approvals. It should note the current applicable zoning districts, overlays and provisions that govern adaptive re-use of the Property; this outline should include the type of zoning amendments or variances that will be required for the proposed adaptive re-use, or indicate if the proposed adaptive re-use can be constructed “as-of-right”.
4. A written and graphic description of how the proposed development will satisfy the Coastal Resilience, Sustainable Development, and Green Building Design guidelines of this RFP that includes:
 - a. A narrative describing key coastal resilient, sustainable development, and green building strategies;
 - b. For occupied building, Preliminary LEED Checklist
 - c. The team’s approach to integrated project design and delivery;
 - d. For occupied buildings, include a Preliminary Building Performance Model and Carbon Neutral Building Assessment with building performance targets for energy use and carbon emissions;

Design Drawings

1. A neighborhood plan as well as a site plan (at appropriate scale to illustrate intent) showing how the proposed design will fit within the immediate and neighborhood context. The purpose of the plans are to illustrate how the project meets the *Development Objectives* and *Design Guidelines* set forth in this RFP. Therefore, the neighborhood plan should illustrate the relationship of proposed site design to existing structures, open spaces, Harborwalk lot lines, streets, street names and any other relevant contextual information. The purpose of the site plan is to illustrate the site organization including the Harborwalk, open

- spaces, structures, vegetation, and other proposed improvements. The plan should communicate proposed topography of all site elements. The neighborhood plan and site plan should coordinate through and be supplemented by the inclusion of renderings, perspective drawings, sections, elevations, and aerial views as appropriate to communicate the proposal.
2. If applicable, schematic floor plans (1/8" = 1'-0" scale) as appropriate showing the basement, ground floor, upper floor(s), and roof, including room dimensions, square footage of rooms, overall dimensions, and the gross square footage of any proposed structures.
 3. If applicable, structure elevations (1/8" = 1'-0" scale) showing all sides of any proposed structures, architectural details, height and notations of proposed materials.
 4. Perspective drawings drawn at eye-level and aerial views that show the project in the context of the surrounding area.

FINANCIAL SUBMISSION

The Financial Submission should include, but not be limited to, the information listed below.

1. Formation Documents:
 - a. Articles of Incorporation;
 - b. Certificate of Status/Good Standing;
 - c. Certificate of Incorporation;
 - d. By-laws;
 - e. Certificate of Organization (LLC 1, or LLP 1 in some states, if applicable);
 - f. Borrowing Resolution;
 - g. Operating/Partnership Agreement (if LLC or LLP); and
 - h. Certificate of Registration as a Foreign Entity (if applicable).
2. Financial Documents:
 - a. Financial Statements or Annual Reports for the three most recent fiscal years;
 - b. Interim Financial Statements for Proponent (if applicable, most recent month ending within thirty days);

- c. Personal Financial Statement of principal owners of Proponent (upon request);
 - d. Financial Statements of any tenants, lessees and occupants intended to occupy the premises (if applicable); and
 - e. Financing commitments or project specific letters of interest from recognized funding sources.
- 3. Financial Submission Workbook: Using the template provided in *Appendix B: Required Forms*, provide the following information:
 - a. Sheet 1: Development Program Summary
 - b. Sheet 2: Development Cost Pro Forma. All costs identified must be supported by realistic funding sources and uses must equal sources.
 - c. Sheet 3: Stabilized Operating Pro Forma.
 - d. Sheet 4: Fifteen Year Operating Pro-Forma
- 4. Financial Narrative: In addition to the pro forma spreadsheets, the Proposal must include a narrative which describes the following:
 - a. Sources of debt and equity for the total project cost;
 - b. All contingencies, specifying whether for hard costs, soft costs or total costs, design or construction, financing or other critical components of the total project costs;
 - c. All assumptions regarding financing terms on acquisitions, pre-development, construction, and permanent loans;
 - d. If applicable, the monetary value of the construction work that a proponent expects the BPDA to complete for rehabilitation or demolition of the pier, not to exceed \$8M.
 - e. Calculation of total project costs; and
 - f. Any other project related expense not included in the above categories.
- 5. Ground Lease Price Proposal: The selected proponent will enter into a 70 year ground lease with the BPDA. The asking rent, based off of opinion of value of the Property, as determined through a valuation done by a professional appraiser licensed by the Commonwealth of Massachusetts, consistent with the Planning Department business model for use of the premises will start at \$315,000 per year.

While the BPDA expects a Ground Lease price offer of at least the asking price, a lower price proposal will not be automatically rejected. A proponent offering less than the asking price shall provide with their price proposal a compelling and quantifiable narrative as to the merits and strengths of their proposal, while also setting forth the reasons as to why the proposal cannot meet the asking price threshold.

6. Using the price proposal form included in *Appendix B: Required Forms*, clearly outline the financial offer by indicating the amount of the proposal's offer for use of the Property. This form must be signed by the authorized principal.
7. Preliminary market study, using empirical market data, that demonstrates the feasibility of the proposed sale and/or lease rates of the project.
8. Financing:
 - a. Developer Equity: The proponent must demonstrate the availability of financial resources to fund working capital and equity requirements for the proposed project. Acceptable documentation includes current bank statements, brokerage statements, and/or audited financial statements; and
 - b. Financing Commitments: The proponent should submit letters of interest and/or commitment from debt and equity sources for construction and permanent financing. Letters should include a term sheet that provides the Loan-To-Value ("LTV") and Debt Service Coverage ("DSC") requirements, fees, term, amortization, etc.

DISCLOSURES

Proponents must submit the following forms, which are referred to as the "Disclosures," see *Appendix B: Required Forms*:

1. Disclosure Statement for Transaction with a Public Agency Concerning Real Property
2. BPDA & City of Boston Disclosure Statement
3. Certificate of Tax and Employment Security Compliance
4. HUD Form 6004: Developer's Statement for Public Disclosure and Developer's Statement of Qualifications and Financial Responsibility

SUBMISSION CHECKLIST

Proponents must submit the Submission Checklist, see *Appendix B: Required Forms*.

SECTION 05: EVALUATION OF PROPOSALS

DESCRIPTION OF EVALUATION PROCESS

All proposals meeting the Minimum Threshold Requirements, see below, will be reviewed by an Evaluation Committee. Final selection will be based upon an evaluation and analysis of the information and materials required under this RFP and submitted with a response. Tentative Designation will be recommended for the responsive and responsible proponent who submits the most advantageous proposal, taking into consideration the comparative evaluation criteria set forth in this RFP (“Tentative Designation”). If this RFP results in Tentative Designation, the BPDA Board will award Tentative Designation status to only one developer.

The Evaluation Committee reserves the right to seek clarifying information from proponents in writing. If requested, clarifying information will be used only to further the Evaluation Committee’s understanding of the original proposal submitted. Proponents will NOT be allowed to change the content of their submission after the RFP Deadline; proposals, including the price offer, must be best and final at the time of submission.

As part of the comparative evaluation process, the BPDA further reserves the right to interview proponents at a date and time to be scheduled and held at BPDA offices or virtually. Should a determination be made that interviews are necessary, the Evaluation Committee shall interview all proponents meeting Minimum Threshold Requirements. If the Evaluation Committee chooses to hold interviews, the interviews will be one criterion within the comparative evaluation criteria matrix. Proponents will NOT be allowed to change the content of their submission after the RFP Deadline or, to the extent applicable, during the interview process.

Rule for Award

The most advantageous proposal from a responsive and responsible proponent, taking into consideration all comparative evaluation criteria set forth in this RFP, shall be recommended to the BPDA Board for Tentative

Designation by Planning Department staff based off of the Evaluation Committee's evaluation.

Minimum Threshold Requirements

All proposals must meet the following minimum threshold criteria:

1. Only proposals that are received by the date, time, and at the location indicated in *Section 01* of this RFP will be accepted.
2. Proposals must include all documentation specified under *Section 04: Minimum Submission Requirements*.
3. The proponent shall have the necessary finances in place to pursue this project.
4. The proponent must demonstrate that it has adequate insurance.
5. The proponent shall comply with the Conflict of Interest Law.

COMPARATIVE EVALUATION CRITERIA

The BPDA will use the following Comparative Evaluation Criteria to assess the merits of all qualifying proposals. For each evaluation criterion set forth below, the BPDA's Evaluation Committee will assign a rating of Highly Advantageous, Advantageous or Not Advantageous. The Evaluation Committee will then assign a composite rating of Highly Advantageous, Advantageous or Not Advantageous for each proposal it evaluates. The composite rating will weigh the Diversity, Equity and Inclusion evaluation criterion at 25%. The other evaluation criteria comprising the remaining 75% will be weighted equally. Here is the evaluation criteria:

WEIGHT	75%			25%	
CRITERIA *DEVELOPER INTERVIEWS MAY BE ADDED AS A CATEGORY, IF NECESSARY	<u>Development Program and Regulatory and Planning Alignment</u>	<u>Exceptional Design and Alignment with Public Realm</u>	<u>Demonstration of the Ability to Execute the Project and Finance Plan as Proposed</u>	<u>Sustainable and Resilient Development</u>	<u>Diversity Equity and Inclusion</u>
DEFINITION	This criterion assesses the extent to which the proposed project's development program, vision and aspirations as presented: (1) is detailed and realistic in addressing the RFP's <i>Development Objectives</i> for the Property while also creative; (2) is accessible for people of all ages and abilities; (3) is consistent with applicable zoning and regulatory information; (4) aligns with applicable planning initiatives; and (5) provides long term maintenance.	This criterion assesses the extent to which the proposed design and plan: (1) is thorough in addressing the <i>Design Guidelines</i> for the Property; (2) provides quality, innovative and contextual designs that achieve all of the RFP's <i>Development Objectives</i> and <i>Design Guidelines</i> (3) includes the use of durable materials; (4) contributes to the public realm.	The purpose of this criterion is to: (1) assess the extent to which a proposal is able to demonstrate the organizational skills and qualifications of the development team to deliver a quality project that is able to be developed as presented and on time, based upon the team's professional credentials and experience completing projects, similar to the one proposed and (2) evaluate the relative strength of the proponent's financial sources, overall viability of the financial plan and proponent's experience with financing similar projects.	This criterion assess the extent to which a proposal's: (1) plan aligns with ongoing coastal resiliency efforts in the CNY; (2) plan can adapt to future coastal resilience planning efforts; (3) plan meets or exceeds sustainability and net zero carbon standards; (4) development team is willing to work with other entities surrounding this topic; and (5) project coordinates with other area resiliency efforts.	This criterion evaluates the comprehensiveness of the proponent's Diversity, Equity and Inclusion Plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations. The Diversity, Equity and Inclusion Plan should be specific, realistic and executable.
HIGHLY ADVANTAGEOUS	Proposals that most effectively meet the guidelines of the RFP and regulatory requirements as well as showing a visionary, responsive and long-term strategy	Proposals that demonstrate comprehensive adherence to the design guidelines, delivers innovative and contextually fitting designs, utilizes durable materials, and significantly enhances the public realm.	Proposals that showcase a highly experienced and qualified development team with a track record of successfully completing similar projects, a well-thought-out and robust financial plan.	Proposals that demonstrate a comprehensive adherence to the coastal resilience and sustainable development guidelines and plans, and for proposals with occupied structures, commitment to LEED Platinum standards and exceeding NZC performance.	Proposals that provide a Diversity, Equity and Inclusion Plan for a project of the type proposed that includes all of the elements described above and is clearly superior to that of all other proposals
ADVANTAGEOUS	Proposals that address all guidelines and requirements of the RFP and regulatory requirements though does not provide a plan that is visionary, responsive and/or lasting.	Proposals that demonstrate moderate adherence to the design guidelines, delivers contextually fitting designs, utilizes some durable materials, and enhances the public realm.	Proposals that exhibit a well-organized development team with relevant qualifications and some experience in comparable projects, along with reasonably solid financial sources and a feasible financial plan.	Proposals that meet all site and structure resiliency standards and for proposals with occupied structures, commitment to LEED Platinum standards, that meet NZC performance.	Proposals that provide a Diversity, Equity and Inclusion Plan for a project of the type proposed that includes all of the elements described above and is similar or equal to other submitted proposals
NOT ADVANTAGEOUS	Proposal that do not respond to all guidelines of the RFP and regulatory requirements and lacks durability.	Proposals that demonstrate little or no adherence to the design guidelines, delivers designs that are of poor quality and not practical, utilizes minimally durable materials, and do not enhance or harm the public realm.	Proposals that lack clear organization, detail or qualifications within the development team, with limited or no experience in similar projects, realistic financial sources and/or a feasible financial plan	Proposals that do not meet site and structure resiliency standards and for proposals with occupied structures, commitment to LEED Gold standards and do not meet NZC performance.	Proposals that do not provide a detailed Diversity, Equity and Inclusion Plan for a project of the type proposed, and/or it does not include the elements described above or propose a Diversity, Equity and Inclusion Plan that is inferior to other submitted proposals

SECTION 06: CONTRACT TERMS AND CONDITIONS

PROPONENT DESIGNATION AND CONVEYANCE

Upon a satisfactory review of all proposals submitted to the BPDA pursuant to this RFP, as well as the completion of any subsequent applicable reviews resulting therefrom and relating thereto, staff will recommend Tentative Designation for the proponent whose proposal best meets the objectives set forth herein. Staff will request BPDA Board approval to award a proponent Tentative Designation status based off of the Evaluation Committee's evaluation and recommendation. The Tentative Designation status of such proponent (the "selected proponent") shall be for a twelve-month period ("Tentative Designation Period"). During the Tentative Designation Period, the selected proponent shall accomplish, among other things, the following in order to be considered for Final Designation status:

- Provide evidence of necessary financing and equity;
- Obtain approval of its development schedule including submittal of development plans;
- Design Review;
- Article 37 Initial Filing Compliance;
- Completion of the Article 80 process with the BPDA, if necessary;
- Issuance of all required building permits; and
- Negotiated terms and conditions of a ground lease.

Final Designation will be granted upon the satisfactory completion of all required terms and conditions. The proposal will be subject to subsequent stages of BPDA development and design review, including Article 80, if required. The Final Designation will be automatically rescinded without prejudice and without any further authorization or approvals by the BPDA's Board, if the Property has not been leased by a designated time frame established by the BPDA Board.

GROUND LEASE TERMS AND CONDITIONS

The ground lease will require the selected proponent to be responsible for paying applicable taxes and fees as well as the fixed rent. All other material terms and conditions of the ground lease will be negotiated following Tentative Designation of a selected proponent within the time period specified in the Tentative Designation Board Vote.

The following are additional terms of the lease:

Condition of Premises. The selected proponent acknowledges that it is familiar with the Property and agrees to accept it in “as-is” condition.

The selected proponent will be solely responsible to obtain all permits and approvals necessary to obtain a Certificate of Occupancy, as required. The selected proponent acknowledges that required upgrades include, but may not be limited to, utilities and other essential base-building needs, such as electricity, sewer, sprinkler and heating systems. Estimated costs for such improvements must be documented in the development pro forma. The selected proponent will pay for the cost of any utility relocation not paid by a utility company.

The selected proponent will assume any and all liability for any environmental clean-up pursuant to Chapter 21E of the Massachusetts General Laws.

Footprint: Any proposed redevelopment plan must assume that any new construction must occur entirely within the footprint of the Property.

Utilities. The selected proponent shall make arrangements with the utility providers to separately meter and pay utility provider(s) directly for required needs on site such as, but not limited to, electricity, gas and water and sewer usage in the Property.

Fixed Rent. Fixed rent shall be NNN to BPDA.

Term. The term of the ground lease shall be for 70 years.

Transaction Rent: Transaction Rent shall be due to BPDA as additional rent in the following amounts and for the following capital events: a) two percent (2%) of the gross sale price for any sale or assignment of the Ground Lease; and b)

two percent (2%) of any refinancing proceeds after paying any outstanding debt secured by a BPDA approved leasehold mortgage.

CNY Operating Expenses. The selected proponent will be responsible, on a monthly basis, for paying its proportionate share (as measured by its percentage of the CNY's total leasable building area) of the cost to the BPDA to provide general maintenance, snow removal, security, street lighting, landscaping and other services provided by the BPDA, to the CNY.

Taxes. Upon the lease commencement date, the selected proponent shall be responsible to pay all real property taxes, personal property taxes and/or PILOT payments assessed or otherwise imposed upon the Property by the City of Boston in accordance with Chapter 59 of the Massachusetts General Laws.

Building Emissions Reduction and Disclosure Ordinance (“BERDO”). If applicable, for the purposes of compliance with BERDO (Boston Code, Ordinances, Ch. VII, Sections 7-2.1 and 7-2.2), the Tenant of the Property shall be designated as the “Owner” of the Property. This designation shall be effective as of the Effective Date of the ground lease, and shall be valid for the length of the ground lease, inclusive of all renewal options. The Tenant agrees to take on all obligations as an Owner under BERDO, including but not limited to, annual reporting, compliance with the emissions standards, and any resulting penalties.

Other Terms of Lease. The BPDA reserves the right to negotiate any other terms of the lease.

Brokerage. If the selected proponent is represented by a real estate broker, currently licensed in the Commonwealth of Massachusetts, the selected proponent is fully responsible for any brokerage commission. The BPDA will not pay a broker's fee to any individual or concern.

ADDITIONAL TERMS AND CONDITIONS

Boston Residents Jobs Policy. Construction on this redevelopment project must comply with the Boston Residents Jobs Policy. Compliance review includes an assessment of whether the project is meeting the following employment standards:

- At least 51 percent of the total work hours of journey people and 51 percent of the total work hours of apprentices in each trade must go to Boston residents;
- at least 40 percent of the total work hours of journey people and 40 percent of the total work hours of apprentices in each trade must go to people of color, and
- at least 12 percent of the total work hours of journey people and 12 percent of the total work hours of apprentices in each trade must go to women.

For more information on how to achieve compliance with the Boston Residents Jobs Policy, please see City of Boston Code, Ordinances, Section 8-9.

Development Costs. The preparation and submission of all proposals by any person, group or organization is totally at the expense of such person, group or organization. Proponents shall be responsible for any and all costs incurred in connection with the planning and development of the Property. The BPDA and the City of Boston shall not be liable for any such costs nor shall be required to reimburse the applicants for such costs.

Site improvements. All site improvements, including sidewalks, street lights and street trees, shall be paid by the selected proponent, and the estimated costs for such improvements must be documented in the development pro forma. The selected proponent will pay for the cost of any utility relocation not paid by a utility company. The selected proponent will assume any and all liability for any environmental clean-up pursuant to Chapter 21E of the Massachusetts General Laws. The selected proponent may be responsible for having the Property surveyed, with plans that are suitable for recording, at the expense of the proponent.

Policies and Regulations. Development of the Property shall comply with the City of Boston's zoning and building regulations and procedures and any other applicable City and/or State and/or Federal code(s). The project will be assessed and taxed by the City of Boston under normal real estate taxation procedures pursuant to M.G.L. Chapter 59.

Signage During Construction. During the construction of the Property, the proponent shall provide and display, at their expense, appropriate signage as required by the BPDA. Such signage must be approved by the BPDA prior to installation. The proponent should also provide signage that describes the project.

Non-Binding. This RFP and all proposals accepted as a result are deemed non-binding in nature. The BPDA makes no representations or guarantees with respect to the redevelopment project selection process or awarding of development rights. The BPDA reserves all rights including its right to cancel the RFP, cancel the selection process or cancel subsequent lease negotiations at any time, with or without cause and at the BPDA's sole discretion. In such an event, the BPDA shall not be liable for costs or expenses incurred by Proponents or other interested parties relating to this RFP or any responses prepared in conjunction therewith.

APPENDIX A: INFORMATION RESOURCES

Proponents should consult the following web links for information to assist in proposal preparation.

- Plan of Land:
 - Plan of Harborwalk Parcel, identified in the plan as 1C (<https://bpda.box.com/s/9kj56j47kj23op92kxit9d65pv771wix>)
 - Plan of Pier Parcel, identified in the plan as 1B (<https://bpda.box.com/s/ii8jxav4ua4ptlp7ko5xd8rk52vlgtlc>)
 - Plan of Access and Utility Easement (<https://bpda.box.com/s/rgwxh115sdgk9fkawq7fhd532zg5oc3>)
- Engineering Report: Foth Infrastructure and Environmental, LLC (“Foth”) Report of Findings Pier 5 Waterfront Facilities Inspection and Assessment (<https://bpda.box.com/s/3zt4wku28q26m3yayulxgi9fg1e6r5>)
 - Presentation of Engineering Report: Foth (<https://bpda.box.com/s/a1rs5vnwqcjgiihxj6vzqatvfzebla9>)

Zoning, Master Plans, and Development Review References:

- 1965 – Charlestown Urban Renewal Plan, Project No. Mass. R-55, dated February 25, 1965, as it is currently in effect (*The Property is located within the Charlestown Urban Renewal Area) (<https://bpda.box.com/s/mb4ynlvf3fsw9umbg2qqkayfbokr5hb>)
- 1975 - Boston Naval Shipyard Charlestown Planning & Development Program (<https://bpda.box.com/s/rclze90i7nvirl7mymkidux83c1zddre>)
- 1977 - Program of Preservation and Utilization (<https://bpda.box.com/s/qarzk0nvj4e24f94r9ism3pgyv50fkue>)
- 1978 - Design Guidelines: New Development Area Boston Naval Shipyard at Charlestown (<https://bpda.box.com/s/5vqt1k8dokumra3rga62tq5gscg2pa2>)

- 1990 – (Harborpark Plan) City of Boston Harborpark Municipal Harbor Plan and 1991 EEA Secretary’s Decision
(<https://bpda.box.com/s/0fcjggqr4ayd9vb7q8shcfl73ufz076n>)
- 1990 – Charlestown Navy Yard Master Plan for the Yard’s End
(<https://bpda.box.com/s/vfnq5fhl814zwl75u441sorr882qjxo0>)
- 2000 – Charlestown Naval Shipyard Comprehensive Update for Historic Monument Area
(<https://www.bostonplans.org/neighborhoods/charlestown/navy-yard-master-plan-implementation/2000-charlestown-naval-shipyard-comprehensive-upda>)
- 2007 – Water-Dependent Use Management Plan, Charlestown Navy Yard
(<https://bpda.box.com/s/bf9nmr2purhjtt49momi52t7cjzga08>)
- 2007 – Waterfront Activation Network Plan for the Charlestown Navy Yard
(<https://bpda.box.com/s/ne6bh5tfpts9mnmai8c7h2kuyidh39uw>)
- 2008 – Compliance Review and Decision on the City of Boston’s Charlestown Navy Yard Waterfront Activation Network Plan and Water-Dependent Use Management Plan
(<https://bpda.box.com/s/txuwpzik8rqv5oc0w9i5okkboxrezy5no>)
- 2013 – Boston Complete Streets Design Guidelines
(<https://bpda.box.com/s/a5mv58xpjkjxq4ceatui66nbeh9q3erz>)
- 2016 – Climate Ready Boston
(<https://www.boston.gov/departments/climate-resilience>)
- 2017 – Climate Ready Boston: Coastal Resilience Solutions for East Boston and Charlestown Phase I
(<https://bpda.box.com/s/e7ypmfhe7e9mj0ip6bd92ccvkihqy7r7>)
- 2017 – Go Boston 2030
(<https://bpda.box.com/s/w7cp4o34e7j15wmg0k1ceyc8q15p769g>)
- 2017 – Resilient Boston
(<https://bpda.box.com/s/7qk2t9hyzga6r53bitqainkuavwdfps>)
- 2018 – Imagine Boston 2030
(<https://bpda.box.com/s/xbehbv2s62ilgpyiqugd2lm9cx8lgi4>)
- 2018 – Climate Resilient Design Standards & Guidelines – For Protection of Public Rights-Of-Way

- <https://www.boston.gov/departments/public-works/climate-resilient-design-guidelines>
- 2019 - City of Boston Climate Action Plan - 2019 Update
<https://bpda.box.com/s/rtc8m289wrhu3vrwvmjewnl7jk1m50wu>
- 2019 - Coastal Flood Resilience Design Guidelines
<https://www.bostonplans.org/planning-zoning/planning-initiatives/flood-resiliency-building-guidelines-zoning-over>
- 2022 - Boston Parks and Recreation Green Stormwater Infrastructure Design and Implementation Guide
<https://bpda.box.com/s/mi7zxej09scqx5q7y67btw5e9s06f6tm>
- 2022 - Boston Water and Sewer Commission - Boston Green Infrastructure Planning and Design Handbook
<https://bpda.box.com/s/afqowhnq23lvuvzzhkqyt88udhnt5p2u>
- 2022 - Climate Ready Boston: Coastal Resilience Solutions for East Boston and Charlestown Phase II
<https://bpda.box.com/s/ksxs0q1s00sqid61yfx64b9lgeuzdhbp>
- 2022 - Heat Resilience Solutions for Boston
<https://bpda.box.com/s/yz6i9h26h08q0ziz5bads94wxcvzofx9>
- 2022 - Urban Forest Plan
<https://www.boston.gov/departments/parks-and-recreation/urban-forest-plan>
- 2023 - PLAN: Charlestown
<https://bpda.box.com/s/bth22iulx1wr93izsqj7thdw0o3gflj>
- Zoning Map: 2B/2C Harborpark District: Charlestown Waterfront
<https://bpda.box.com/s/l5ze243d8foq3gp998hch5gzmpqatax6>
- City of Boston Zoning Code - Article 42F - Harborpark District - Charlestown Navy Yard
https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART42FHADIHANAYA
- City of Boston Zoning Code - Article 25A - Coastal Flood Resilience Guidelines & Zoning Overlay District
<https://www.bostonplans.org/planning-zoning/planning-initiatives/flood-resiliency-building-guidelines-zoning-over>
- MGL Chapter 91, 310 CMR 9.00
<https://www.mass.gov/regulations/310-CMR-900-the-massachusetts-waterways-regulation#downloads>

- Coastal Resilience for Charlestown
(<https://www.boston.gov/departments/environment/climate-ready-boston/coastal-resilience-charlestown>)
- Planning Department Sea Level Rise Flood Hazard Mapping Tool
(<https://maps.bostonplans.org/zoningviewer/?climate=true>)
- Boston Bicycle Parking Guideline
(<https://www.boston.gov/departments/boston-bikes>)
- BPDA Development Review Information, including:
 - Article 80
(<https://www.bostonplans.org/projects/development-review>)
 - Article 37 Green Building and Climate Resiliency Guidelines
(<https://www.bostonplans.org/planning-zoning/planning-initiatives/article-37-green-building-guidelines>)
- Boston Residents Jobs Policy
(<https://www.boston.gov/government/cabinets/equity-and-inclusion-cabinet/supplier-diversity/boston-residents-jobs-policy-construction-projects>) &
(https://codelibrary.amlegal.com/codes/boston/latest/boston_ma/0-0-0-1820)

Historic Preservation Standards and Guidelines:

- The Secretary of the Interior’s Standards for the Treatment of Historic Properties
(<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>)
- Design Guidelines: New Development Area, Boston Naval Shipyard at Charlestown
(<https://www.bostonplans.org/neighborhoods/charlestown/navy-yard-master-plan-implementation/1978-design-guidelines-new-development-area-boston>)

APPENDIX B: REQUIRED FORMS

- Price Proposal
(<https://bpda.box.com/s/xno9m2lequ1lpth92y7wwojrzdcyeh5b>)
- Financial Submission Workbook
(<https://bpda.box.com/s/wmz2i9kdlxdxq2bfk3z3imgrg55r078m>)
- HUD Form 6004: Developer's Statement for Public Disclosure and Developer's Statement of Qualifications and Financial Responsibility
(<https://bpda.box.com/s/snb6al5h5l7irnplbxfx6tt5xy9pr8sp>)
- Disclosure Statement for Transaction with a Public Agency Concerning Real Property
(<https://bpda.box.com/s/hmtgg115eh27x7ewkki7814ohtn1o1wk>)
- BPDA & City of Boston Disclosure Statement
(<https://bpda.box.com/s/9v3m9ix181691ki3k5ese65qcepq9s80>)
- Certificate of Tax and Employment Security Compliance
(<https://bpda.box.com/s/55mkk3pu6uhcdurg5dp0x939kyhlkhp9>)
- Submission Checklist
(<https://bpda.box.com/s/g5ldtgxejwbtb8bchpttjpsaalib2wo2y>)



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

REQUEST FOR PROPOSALS (“RFP”) FOR THE REDEVELOPMENT AND DISPOSITION OF THE LAND CONSISTING OF APPROXIMATELY 158,461 SQUARE FEET OF A VACANT PIER AND ADJACENT WATERSHEET WITHIN THE CHARLESTOWN NAVY YARD (“CNY”) URBAN RENEWAL AREA, PROJECT NO. MASS. R-55., KNOWN AS PIER 5 IN THE CHARLESTOWN NEIGHBORHOOD OF BOSTON MASSACHUSETTS (THE “PROPERTY”)

ADDENDUM NO. 1 dated December 17, 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 September 26, 2024, 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.

Section 1:

All due dates and significant dates referenced below and in Section 1 of the RFP are updated as follows:

Date Name	Previous Date	New Date
Last day for Questions/Clarifications	December 23, 2024	January 22, 2025
RFP Deadline	January 23, 2025 at 12:00 PM	February 24, 2025 at 12:00 PM
Proposal Opening Time	January 23, 2025 at 12:30 PM	February 24, 2025 at 12:30 PM
RFP Opening Video Posted no later than	January 23, 2025 at 5:00 PM	February 24, 2025 at 5:00 PM

Requests for clarification or any questions about the RFP must be submitted via the following form: <https://forms.gle/xN6bSYtcW4CTUrXH8>

If you need any other assistance, please contact Ben Merker, Real Estate Development Officer, at (617) 918-6230 or via email to benjamin.merker@boston.gov.

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

REQUEST FOR PROPOSALS (“RFP”) FOR THE REDEVELOPMENT AND DISPOSITION OF THE LAND CONSISTING OF APPROXIMATELY 158,461 SQUARE FEET OF A VACANT PIER AND ADJACENT WATERSHEET WITHIN THE CHARLESTOWN NAVY YARD (“CNY”) URBAN RENEWAL AREA, PROJECT NO. MASS. R-55., KNOWN AS PIER 5 IN THE CHARLESTOWN NEIGHBORHOOD OF BOSTON MASSACHUSETTS (THE “PROPERTY”)

ADDENDUM NO. 2 dated February 18, 2025

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 September 26, 2024, 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.

The RFP inaccurately states that there is *“a required submission fee of Ten Thousand Dollars (\$5,000.00) (“Submission Fee”) that shall be included with any proposal submitted in response to this RFP.”* **The RFP submission fee is Five Thousand Dollars (\$5,000.00), not Ten Thousand Dollars (\$10,000.00).**

If you need any other assistance, please contact Ben Merker, Real Estate Development Officer, at (617) 918-6230 or via email to benjamin.merker@boston.gov.

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

REQUEST FOR PROPOSALS (“RFP”) FOR THE REDEVELOPMENT AND DISPOSITION OF THE LAND CONSISTING OF APPROXIMATELY 158,461 SQUARE FEET OF A VACANT PIER AND ADJACENT WATERSHEET WITHIN THE CHARLESTOWN NAVY YARD (“CNY”) URBAN RENEWAL AREA, PROJECT NO. MASS. R-55., KNOWN AS PIER 5 IN THE CHARLESTOWN NEIGHBORHOOD OF BOSTON MASSACHUSETTS (THE “PROPERTY”)

ADDENDUM NO. 3 dated February 26, 2025

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 September 26, 2024, 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.

There will be an additional RFP Opening for a proposal that was received before the RFP due date. Please register to attend the virtual opening of this third proposal on February 27, 2025 at 4:30 PM EST at the below link.

https://www.zoomgov.com/webinar/register/WN_5sTmPR4aSECUTE6bXs3iEA

If you need any other assistance, please contact Ben Merker, Real Estate Development Officer, at (617) 918-6230 or via email to benjamin.merker@boston.gov.