

ADDENDUM NO. 7

REQUEST FOR PROPOSALS FOR 115 WINTHROP SQUARE

APRIL 15, 2016

Questions submitted between April 12, 2016 - April 15, 2016 at 4:00 p.m., and the answers thereto.

Question No. 1: From page 21, “25 - sealed copies and 1 original of the Development and Design Submission. 5-sealed copies and 1 original of the Financial Submission must be provided under separate cover from the Development and Design Submission” - what determines original vs sealed?

Answer No. 1: Twenty-five (25) copies of the Development and Design Submission, clearly marked as “Copies,” and one (1) original of the Development and Design Submission shall be submitted to the BRA in a sealed envelope labeled “Development and Design Submission.” In a separate sealed envelope labeled “Financial Submission,” proponents shall submit one (1) original of the Financial Submission, and five (5) copies of the Financial Submission.

Question No. 2: From page 21, “11x17 hard copies of all design submission material, one each paired with the text submission requirements outlined elsewhere” - Is the 11x17 format in addition to the 8.5x11 formatted Design and Development and Financial submissions? Are they copies of the 4 Presentation boards?

Answer No. 2: All design submission materials should be submitted in 11x17 format, separate and apart from the four (4) required presentation boards.

Question No. 3: Why did the BRA issue a Request for Proposals after it had already issued a Request for Letters of Interest and received 8 responses? What is the difference between a Request for Proposal and Request for Letter of Interest? What will be done with those 8 Letters of Interest submitted earlier? Are they automatically entered in this RFP round, or must those developers prepare a second response for the RFP?

Answer No. 3: The answers to these questions are addressed in are primarily addressed in the RFP itself, specifically in Section 3.1, Goals of the RFP. The RFP is a much more detailed document that sets specific requirements for identifying development components such as project specific financial information and long term management plans, urban design, timing and implementation of the development plan,

impacts arising upon traffic, infrastructure and environmental conditions from design and use components.

The eight (8) responses to the RFI remain on file with the BRA.

As set forth in Section 3.1 and Section 3.3 of the RFP, the RFP is open and is not restricted to those entities that responded to the February 2015 RFI ("RFI"). Should a respondent to the RFI wish to participate in this RFP process, they will need to submit a new proposal. The fee they submitted with the RFI will be credited to their RFP proposal.

Question No. 4: In page 17, section 6 (Sale/Lease Terms) the document states that the financial terms of the sale will be based on an appraisal or, if leased, the minimum price per gross square foot of floor area in the Boston area:

1. Does this mean that proposers will not be required to submit a price proposal outlining what they would be willing to pay for the property?

2. If the above is true and the property is leased, would you please define the term "Boston Area" as it refers to arriving at a "minimum price per square foot" and the properties this would consist of and/or detail from where that data would be derived?

3. Would you please provide detail on whether the mentioned appraisal to arrive at a conveyance price for the property valuations would be formulated based on the current zoning of the parcel (garage) or value of the parcel as a high-rise development site?

Though the addendum seems to reference one part of my question, it does not answer why a "price proposal" requirement was not included in the RFP but instead references that "financial submissions" were required however, these "financial submissions" as defined in the RFP speak to proposers' sources and uses of funds (see page 25, section 7.8 of the Winthrop Square RFP) and not a price they would offer for the taxpayer owned property. As question number 1 has not been answered properly and questions number 2 and 3 have not been answered, the Boston Redevelopment Authority has not responded to my RFP questions submitted on March 28, 2016.

Answer No. 4: With respect to the first sub-question, Proponents will be required to submit a price offer. For further information, please see Addendum No. 8.

With respect to the second sub-question concerning the definition of the term "Boston Area," please refer to Addendum No. 2, Answer No. 2.

With respect to the third sub-question concerning value, please refer to Addendum No. 2, Answer No. 3.

Question No. 5: I have a quick logistical question. In section 7.4, you request “300 DPI JPEG versions of all design submission materials.” Would you mind clarifying what you are looking for in this request? Would you like a flash drive with individual JPEG files for all of our design related graphics (renderings, drawings, diagrams etc.)? Or just the renderings

Answer No. 5: Responses should include this degree of resolution for ALL design submission graphic elements, with particular emphasis on the renderings. This should be included in the electronic submission.