

REQUEST FOR PROPOSALS FOR 115 WINTHROP SQUARE

ADDENDUM NO. 9

APRIL 15, 2016

This addendum replaces and serves as a clarification for the "Evaluation Criteria" included as an appendix in the RFP dated March 9, 2016. This will be used to evaluate all responses; no additional submission requirements result from this addendum.

Submissions must satisfy the requirements of Section 7 of the RFP in order to be considered responsive. The responsive submissions will be evaluated mechanistically with descriptions provided and, in some cases, will be evaluated by a selection committee with subject matter expertise.

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EVALUATION CRITERIA

A	DEVELOPMENT TEAM	HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1	Experience with large-scale (>900,000 square feet) projects that incorporate commercial, residential and/or institutional uses in a complex and dense urban setting	Qualifications proposal includes three or more examples of well-designed and successful comparable projects	Qualifications proposal includes at least one example of a well-designed and successful comparable project	Qualifications proposal does not include examples of comparable projects or projects included are not well-designed	Qualifications proposal does not include any examples of past projects
2	Experience with pedestrian and bike-friendly transit-oriented development projects and examples of past success	Qualifications proposal includes three or more examples of well-designed and successful comparable projects	Qualifications proposal includes at least one example of a well-designed and successful comparable project	Qualifications proposal does not include examples of comparable projects or projects included are not well-designed	Qualifications proposal does not include any examples of past projects
3	Experience with redevelopment of urban sites including brownfield sites	Qualifications proposal includes three or more examples of well-designed and successful comparable projects	Qualifications proposal includes at least one example of a well-designed and successful comparable project	Qualifications proposal does not include examples of comparable projects or projects included are not well-designed	Qualifications proposal does not include any examples of past projects
4	Ability to demonstrate past success in using large scale, mixed use development projects as a means of formulating a community benefits package	Qualifications proposal includes three or more examples of a community benefits and mitigation package	Qualifications proposal includes at least two examples of a community benefits and mitigation package	Qualifications proposal does not include examples of an acceptable community benefits and mitigation package	Qualifications proposal does not include examples of a community benefits and mitigation package
5	Financial capacity to complete project	Financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly illustrate that the project will be financed without federal, state or local subsidy, and provides a financial plan detailing and evidencing any and all proposed resources	Financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly provide a feasible financial plan, with public sources as well as private funding, to initiate and complete the project	Provides a financing plan and letters of interest from lenders and potential equity investors suggesting capacity to complete all phases of the project	Information provided is not sufficient to make a determination
6	Evidence that the respondent has the capability, experience, and financing to undertake and successfully complete the project within a reasonable period of time and to fulfill the business terms of this RFP	Responsive	Responsive	Not responsive	Not responsive
7	Financial feasibility of the proposed project(s), as documented by development and operating pro forma(s)	Responsive	Responsive	Not responsive	Not responsive

8	Familiarity and experience with the local and regional development climate and Greater Boston area real estate markets	Narrative provided and resumes of key individuals on the proposed development team document specific experience which provides a clear and thorough understanding of applicable real estate market conditions	Narrative provided documenting thorough understanding of applicable real estate market conditions	Narrative provided illustrates only a general understanding of regional real estate market conditions	Not responsive
9	Past successes in dealing with elected officials, impact advisory groups and/ or neighborhood businesses and residents	No longer a consideration	No longer a consideration	No longer a consideration	No longer a consideration
10	The ability of the team to plan and realize the development schedule within a reasonable period of time	Proposals that provide a detailed development timetable that is feasible, demonstrate a clear understanding of the development process, and provide clear indication that the project will be completed on time	Proposals that provide a feasible development timetable, demonstrate a general understanding of the development process, but either lack detail and/or indicate that the project will be completed on time	Proposals that fail to provide a development timetable or, alternatively, propose a development timetable that is either impractical or demonstrates a lack of understanding of the development process	Proposals that fail to provide a development timetable
11	Certification that the respondent has no unresolved Boston Jobs Policies (See Appendix VIII) issues or violations. The respondent must obtain certification from the BRA Compliance Department and the City of Boston (See Addendum No. 6)	Not considered during evaluation process	Not considered during evaluation process	Not considered during evaluation process	Not considered during evaluation process
12	Documentation that the respondent and all affiliates thereof have no outstanding property tax delinquency owed to the City of Boston; no outstanding sanitary code violations documented by the Inspectional Services Department on properties owned by the respondent; and no record of conviction for arson, as certified in the Disclosure Statement (Appendix X).	Proposals will not be accepted if they cannot meet this certification.	Proposals will not be accepted if they cannot meet this certification.	Proposals will not be accepted if they cannot meet this certification.	Unable to certify
13	Absence of any violations or issues pending before any federal, state, or local instrumentality as certified in the Certificate of Tax, Employment Security, and Contract Compliance (Appendix XI).	Proposals will not be accepted if they cannot meet this certification.	Proposals will not be accepted if they cannot meet this certification.	Proposals will not be accepted if they cannot meet this certification.	Unable to certify
14	For Proposal that include a housing component, certification that the respondent has no unresolved fair housing complaints. The respondent must obtain certification from the Boston Fair Housing Commission (Appendix XII) (See Addendum No. 6)	Not considered during evaluation process	Not considered during evaluation process	Not considered during evaluation process	Not considered during evaluation process

B	DESIGN TEAM	HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1	Experience with urban redevelopment projects, as well as experience in incorporating public area and public art; and, if possible, experience with the creative and innovative economies	Qualifications proposal includes three or more examples of well-designed and successful comparable projects	Qualifications proposal includes at least one example of a well-designed and successful comparable project	Qualifications proposal does not include examples of comparable projects or projects included are not well-designed	x
2	Skill and experience designing structured parking that does not detract from urban vitality and design context	Qualifications proposal includes three or more examples of well-designed and successful comparable projects	Qualifications proposal includes at least one example of a well-designed and successful comparable project	Qualifications proposal does not include examples of comparable projects or projects included are not well-designed	x

3	Urban design and planning skills, along with the proven ability to create a sense of community and place, as well as embracing the existing eclectic elements that help to define an area	Resumes of key individuals on the proposed design team clearly demonstrate these skills which are also illustrated by examples of well designed past projects	Overall firm profile of the proposed designer clearly demonstrates these skills through illustrative examples of well- designed past projects	Narrative and other written material asserts that the design team possesses these skills but without presenting well- designed examples	Information provided is not sufficient to make a determination
4	Experience conducting public charrettes as a component of public/private engagement	Resumes of key individuals on the proposed design team clearly demonstrate this experience and strong client references are provided to support this claim	Overall firm profile of the proposed designer clearly demonstrate this experience and strong client references are provided to support this claim	Narrative and other written material asserts that the design team possesses these skills but without corroborating references	Information provided is not sufficient to make a determination
5	Demonstrated success in embracing and implementing the highest standards of sustainability and environmental sensitivity	Three or more examples of high LEED certification and approval	Two or more examples of high LEED certification and approval	One or more levels of LEED certification and approval	No examples of high LEED certification and approval

C COMPLETE DEVELOPER TEAM		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1	Past experience and success working in collaboration with other governmental entities	Proposal includes at least three strong letters of reference from municipal officials in communities where the development team has previously worked	Proposal includes at least two strong letters of reference from municipal officials in communities where the development team has previously worked	Narrative and other written material assert this ability but without corroboration from municipal partners	Information provided is not sufficient to make a determination
2	Urban design and planning skills, along with the proven ability to create a sense of community and place, as well as embracing the existing eclectic elements that help to define an area	Proposal clearly illustrates the development team's ability to complete projects of comparable scale efficiently and incorporates a commitment to develop the property with 3-5 years of executing a development agreement inclusive of only reasonable conditions and contingencies	Proposal clearly illustrates the development team's ability to complete projects of comparable scale efficiently and incorporate a commitment to develop the property within 7-years of executing a development agreement inclusive of only reasonable conditions and contingencies	Proposal does not clearly illustrate the development team's ability to complete projects of comparable scale efficiently, does not include a commitment to complete the development within 7-years of executing a development agreement, and/or includes unreasonable conditions and contingencies	x
3	Evidence of efforts to create a diverse development team, including minority-owned and women-owned businesses and individuals across the wide-range of roles and responsibilities of that team	Responsive	Responsive	Not responsive	Not responsive
4	The extent to which the respondent can demonstrate a positive track record of working in Boston and/or comparable urban areas and in general, and a track record of completing and successfully operating projects comparable to the proposed project	Responsive	Responsive	Not responsive	Not responsive
5	Demonstration that the proposal has or will gain public support	Responsive	Responsive	Not responsive	Not responsive
6	All members of development teams should be able to demonstrate appropriate qualifications for their respective roles.	Responsive	Responsive	Not responsive	Not responsive

D	Development Goals	HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1	The demonstration of an innovative economic development strategy that dramatically enhances the downtown public realm and is a model for sustainable development.	*	*	*	*
2	Create a highly sustainable project that catalyzes new economic growth, reinforces the physical, social, and economic fabric of the downtown area, creates a successful transit-oriented development and maximizes the value of the property as an economic development asset for the City.	*	*	*	*

E	Urban Use & Design Guidelines	HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1	The project is an iconic structure with a bold design that is emblematic of the future of downtown Boston. Robust urban design rationales accompany the proposal to illustrate and underscore the decisions made regarding all urban design choices.	*	*	*	*