Request for Proposals: Building 108 in the Charlestown Navy Yard

Proposal Presentations
December 3, 2020 6:00 PM
At the request of community members, this event will be recorded and posted online for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.
Zoom Tips

Your controls are at the bottom of the screen:

- Use the chat to type a comment or ask a question at any time – BPDA staff will moderate the chat

- To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box

- Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk

- Turns your video on/off
Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- All participants will be muted until the Q+A portion of the conversation. If you’d like to speak during this time please use the “Raise Hand” function in Zoom so a BPDA moderator can unmute attendees.

- Please be respectful of each other’s time.

- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.

- If we are unable to get to your question at this meeting please put them in the Chat at the end or email morgan.e.mcdaniel@boston.gov.
PLAN: Charlestown

Climate Resilience & Open Space Workshop

December 16, 2020 | 6:00 - 7:30pm

Register on Zoom by visiting this link: bit.ly/33xjuDU

Please join us for the next PLAN: Charlestown public meeting. Building on discussions at previous PLAN: Charlestown community events, the initiative will host a workshop on the topics of climate resilience and open space. Staff from the BPDA and the City of Boston Environment Department will present on past and upcoming phases of Climate Ready Charlestown. Additionally, BPDA and Boston Parks and Recreation staff will expand on October’s Parcel Priority Plan exercise with a discussion of Charlestown’s current parks, and planning for future open space.

To view all PLAN: Charlestown project materials, please visit: bostonplans.org/plancharlestown or contact Jason Ruggiero, Community Engagement Manager at Jason.Ruggiero@boston.gov
Building 108: RFP Context

- Building 108 is located in the Historic Monument Area of the Charlestown Navy Yard, and is located on a portion of Parcel NY-1 within the Charlestown Urban Renewal Area.

- Built in 1902, Building 108 supplied nearly all of the electric power needed at the Charlestown Navy Yard until the Navy Yard was decommissioned in 1974.

- The building is attached by a connector to Building 107, which is occupied by the National Park Service.

- The original building is due for demolition in early spring 2021 due to its deteriorating condition and the environmental contaminants present in the building.
Building 108: Key RFP Guidelines

Any redevelopment of Building 108 is subject to guidelines and requirements from the Charlestown Navy Yard Master Plan, Charlestown Urban Renewal Plan, the Charlestown Navy Yard Guidelines for Reuse of the Historic Monument Area, among others.

Key guidelines include:

• The new construction must be contained within the volume of the original massing. A modest addition at the northeast corner may be allowed. Setbacks, corner treatments, and other design details should minimize the volume of the new building and evoke the original massing.

• The appearance of the new building should be contemporary, but compatible with the size, scale, color, material and character of the existing buildings and their environment.

• The new building should activate its frontage and reinforce the streetscape with thoughtful contributions to the public realm.

• The design must carefully integrate the connector to Building 107 into the new construction.
The Portside at Building 108
The Portside at Building 108
A Signature Equity Development Building Boston’s Future

Rick Shaffer
Co-Developer
Vision Properties

Clayton Turnbull
Co-Developer
Waldwin Development Group

Our Team

ROBERT J. VERRIER, FAIA, NCARB  Managing Principal; Founder The Architectural Team, Inc.
JAMES COMEAU P.E.  Bryant Associates MBE
DAKOTA JONES  Director of Operations, In Order Business Development Solutions M/WBE
COLLEEN RYAN SODEN LEED AP  BD+C Principal, Soden Sustainability Consulting WBE
DOT JOYCE  Principal, Joyce Strategies, LLC & Dot Joyce Consulting WBE
KATYA PODSIADLO  Principal, Verdant Landscape Architecture WBE

MIKE SCHOFIELD LEED AP  CBCP CLEAResult
JOSEPH UNSWORTH P.E.  GZA GeoEnvironmental
RICK LATINI P.E. LEED  Howard Stein Hudson
GRACE BLOODWELL & JESSICA MURPHY  Agent/Broker, Coldwell Banker
KEVIN J. JOYCE, ESQ.  Principal, Joyce Strategies & Of Counsel, Law Office of Gerard F. Doherty
**Diversity in Ownership, Development and Operations**
Building wealth and opportunity for Boston

**EQUITY INVESTMENT & OWNERSHIP**
- **DIVERSITY OF EQUITY IS TRUE INCLUSION**
  - Clayton Turnbull, Waldwin Development Group
  - Rick Shaffer, Vision Properties

**ARCHITECTURE, ENGINEERING & SUSTAINABILITY**
- **REPRESENTATIVE DESIGN**
  - Bryant Associates
  - Soden Sustainability Consultants
  - Verdant Landscape Architects

**CONSTRUCTION**
- **BUILDING COMMUNITY**
  - Janey Construction Management

**OPERATIONS**
- **A LASTING IMPACT**
  Our work will include a model for lasting diversity – beyond project development and throughout operations.
Building Opportunity & Equity

120 Construction Jobs

8-12 Permanent Jobs

51% Boston Residents
40% People of Color
12% Women

These goals represent the floor, not the ceiling.
A Unique Opportunity for our Neighborhood

- Signature project with true equity
- Delivering on Boston’s housing and planning goals
- Building connections and community for Charlestown
Marketability for New Housing Solutions

With recent news about a vaccine and predictions of a return to robustness in Boston, it is reasonable to forecast that by 2023 rental rates will return to or exceed 2019 levels and that vacancy rates will stabilize.

Portside is uniquely positioned to fulfill housing needs for existing Navy Yard users and a new diverse swath of residents.

1. **Housing Solutions for Current Navy Yard Users**: MGH Institute, Spaulding Rehabilitation & other organizations continue to expand. They will require housing for their employees, researchers, professors, graduate students, former patients & visitors who wish to eliminate commutes.

2. **Housing Solutions for New Residents**: The community’s proximity to downtown and public transportation coupled with direct access to beautiful open spaces, parks, the waterfront, cafes and restaurants makes the Navy Yard a winning location for a diverse pool of people.

By adding more life to this section of the Navy Yard, Portside will help to make the neighborhood more cohesive and will elevate overall vibrancy.
Housing Solutions for All

Development without displacement: added options to suit housing needs and help Charlestown residents stay in the neighborhood

78 residential units

15% affordable residential units (12)

Exceeds City of Boston affordable housing goals

44 interior parking spaces

Options for singles, couples, families, young adults and seniors

Mix of 1- and 2-bedroom apartments and 2- and 3-bedroom townhouses
Creating a Neighborhood Experience
Neighborhood Planning
Street Elevations

Street Elevation Down 3rd Street

150 3rd Ave
3rd Ave
RopeWalk
Tobin Bridge

Street Elevation Down 9th Street
CONCEPTUAL MASSING

EXISTING VOLUME
The existing building’s rooftop penthouses give the powerplant a perceived architectural volume and height that has existed from 1902-1974. This proposal will historical rebuild the existing powerplant shell while proposing a new construction within the architectural volume.

ADDITION AND SETBACK
The addition completes the existing perceived height volume and conforms to the RFP setback requirements of 13-feet while also pushing back to not disturb the views from street level and to preserve the parapet edge of the powerplant. A center courtyard will allow natural light to the level below.

GREEN HISTORIC REUSE
Cross laminated timber structure because of its embodied energy. Passive house will be employed to achieve a greater green level.

New proposed cut through between Building 107 and 108 to provide access to the shared public green space over geothermal wells.
TAT’s Charlestown Navy Yard Experience
Resilient, Sustainable Development

- Targeting carbon neutral, net zero, Passive House
- Geothermal wells for heating, Energy Recovery, LED fixtures, High performance building envelope
- Heat Island Reduction with expanded tree canopy and shade structures light paving/roofing materials
- Rooftop solar, PPA for off-site renewable
- EV Charging
- Green roofs, native and adaptive plantings
- Superior Air Quality with increased ventilation and filtration, all non-smoking units
- Stormwater, subsurface infiltration systems, groundwater recharge, permeable pavers and BMPs
- Potable Water reduction for indoor plumbing, and irrigation
- Healthy Building Materials to promote occupant health and reduce environmental impact
# Achieving LEED for Homes Gold

![Power Plant Building 108 Scorecard](image)

- **Integrative Process**: 3 of 3 (3 of 3)
- **Location and Transportation**: 2 of 2 (1 of 2)
- **Sustainable Sites**: 1 of 2 (1 of 2)
- **Water Efficiency**: 2 of 2 (2 of 2)
- **Energy and Atmosphere**: 2 of 2 (2 of 2)

**Materials and Resources**

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**Indoor Environmental Quality**

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**Certification Milestones**

- Certification Milestone 1: 79 points
- Certification Milestone 2: 85 points
- Certification Milestone 3: 90 points
- Certification Milestone 4: 95 points
- Certification Milestone 5: 100 points

- **Total Points**: 69

Project Timeline

**2021**
- Bid Opening Date: 10/21/20
- BPDA Award Recommendation to Board for Tentative Designation: 1/31/21
- Evaluation Period: 10/21/20-12/31/20
- Provide Evidence of Necessary Financing and Equity: February 2021
- Approval of Design Schedule and Submittal of Development Plans: April 2021
- Finalize Negotiations of Ground Lease: February-12/26/21
- BPDA Design Review: April 2021-July 2021
- Article 37 Initial Filing and Compliance: July 2021-September 2021
- Cooperation Agreements: July 2021-December 2021
- Completion of Article 80 Process with the BPDA: December 2021

**2022**
- Issuance of all Required Building Permits with the BPDA: 12/26/21
- Finalize Close: 12/31/21

**2023**
- Certificate of Occupancy: July 2023
- Construction: January 2022-May 2023
Thank You
Q & A
TAT Projects in The Charlestown Navy Yard
TAT Project Highlights
Second Floor Plan

Typical Floor Plans Third thru Seven
Charlestown Navy Yard
Building 108
Power House Partners

Redevelopment Proposal
December 3, 2020
Proposal Goals

• Assemble first-rate team meeting the City’s and BPDA’s diversity and inclusion goals
• Develop a program that is financeable and therefore buildable
• Design the building to complement the historic Navy Yard while complying with the CNY design guidelines, the NPS guidelines, and the requirements of the RFP
Development Team

• Developer: Power House Partners
  • Geoffrey Lewis
  • Lou Cabral
• Architect: Bruner Cott Architects
  • Jason Forney
• Legal: Dain Torpy
• Construction: Lee Kennedy
Diversity and Inclusion

• The modest scope provides opportunities for meaningful participation of under-represented firms, individuals, and investors
• Currently, 4 of the 5 A&E consultants are M/WBE with 30 percent of expected fees to M/WBE
• Bruner Cott is 20 percent woman owned and is 50 percent women by employment
• Lee Kennedy’s Participation Program will increase M/WBE participation in the trades and develop them so they may participate in the construction of large scale development projects
• The team looks to broaden the public review process by holding public meetings outside the Navy Yard and directly involve groups not typically involved in development projects
Development Program

Our proposal aims to build upon the life science sector in the CNY and Boston

• 67,000 SF Life Sciences building
• Potential restaurant space and café space with outdoor terrace
• Trash room for surrounding residential uses
• Landscaping and connections between Building 108, Building 107, and the Ropewalk
• Potential to expand third and fourth floors
Blue line indicates potential expansion of third and fourth floors. This would add 3,029 SF to each floor.
Compliance with design guidelines

• Fits within existing volume
• Preserves connection between Building 107 and Building 108
• Compatible materials
• Design Language
MASSING

2-story building
Approx. 32,000 SF existing

From May 22, 2019 BPDA Community meeting

- Existing building to remain
- Demolish and rebuild new
- Demolish, redesign, rebuild new

boston planning & development agency
Seamed Metal Facade

Brick Cornice and Detailing

Decorative Brick Panels

Aluminum Windows

MATERIALS
Thank you
Next Steps

Share your feedback:

• The comment period is open until December 17.
• Submit a comment by email to morgan.e.mcdaniel@boston.gov

Minor Modification to the Charlestown Urban Renewal Plan:

• Residential, commercial, office, institutional, and local retail uses are permitted in the Charlestown Urban Renewal Plan.
• If Power House Partners is selected for Tentative Designation, a minor modification to the Plan will be required to allow Research and Development Uses.