

2015 AUG 24 P 3: 16

August 19, 2015

Mr. Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02210

Re: **Attn: Mr. Gary Uter**
Article 80 Letter of Intent
Proposed Project - 25 Fid Kennedy Avenue

Dear Mr. Uter:

I am pleased to inform you that at the completion of the six month due diligence period which began June 11th, J.C. Cannistraro, LLC intends to complete a 50 year lease with the Boston Redevelopment Authority for the property located at 25 Fid Kennedy Avenue. The Project site is located within the Boston Marine Industrial Park and is designated as Parcel N. The redevelopment proposal calls for the renovation and restoration of an existing industrial building for continued industrial use by J. C. Cannistraro, LLC. Please accept this correspondence as our Letter of Intent pursuant to Article 80 of the Boston Zoning Code Large Project review.

The Building

The Boston Marine Industrial Park is owned by Boston's Economic Development and Industrial Corporation. This 191 acre industrial park, once an Army/Navy base was nearly empty and abandoned but is now occupied by 200 businesses housing 3,000 employees. This area has been identified as a prime location for consolidating, preserving, and growing Boston's ocean trade, maritime industries and industrial uses. It is also intended to create and protect decent wage jobs for a variety of skill levels. Based on the Master Plan, most of the Marine Industrial Park is reserved for maritime industrial purposes and industrial uses. The proposed redevelopment plan for 25 Fid Kennedy will return this property to active industrial use; therefore there will be no change in use of the original building function. J. C. Cannistraro provides mechanical construction services of Plumbing, Fire Protection, HVAC and Sheet Metal. As an innovator in the construction industry, we mandate modular prefabrication and Lean principles, so that the bulk of construction related work is fabricated offsite and delivered to the project for installation. Currently with metal and piping fabrication facilities in Wilmington, Watertown and Stoughton these three shops will be relocated and consolidated under one roof at 25 Fid Kennedy. J.C. Cannistraro has over 500 employees and is signatory to many Boston building trades. We anticipate approximately 100 skilled labor employees working at the 25 Fid Kennedy facility.

The 25 Fid Kennedy Avenue site comprises a land area of 141,425 square feet improved by a two story structure with an approximately 85,600 square footprint with a gross building area of approximately 160,000 square feet. This site is bordered by Fid Kennedy Avenue, Dolphin Way, the South Jetty and Dry Dock #3, and Capstan Way and is designated as Parcel N, located in the Boston Marine Industrial

Park. It was granted by the United States of America through the Administrator of General Services to the Economic Development and Industrial Corporation of Boston ("EDIC"). This deed was recorded June 14, 1977 at the Suffolk County Registry of Deeds Book 8960, Page 484, and again recorded July 19, 1983 at the Suffolk Registry of Deeds at Book 10440, Page 80.

Proposed Project

The proposed renovations will retain the structure and appearance of the existing industrial building. It is proposed to remove existing "galbestos siding" which is a corrugated asbestos containing material. The galbestos will be replaced with new siding of similar corrugated appearance. Corrugated glass will be salvaged where feasible and replaced in kind where reuse is not feasible. Windows will be restored where feasible and replaced with similar divided metal windows where repair is not feasible.

It is possible that the one story brick appendage on the south side of the building will be removed. In its place, a new canopy may be constructed to provide covered truck docks. The trucks will park parallel to the building wholly within the boundaries of the 25 Fid Kennedy property and are located there for loading and unloading of materials. Interior renovations will include cleaning existing steel structure and repainting. Code required improvements to stairs and handrails and elevators will be undertaken as required. The two elevator shafts will be enlarged to handle the raw and manufactured products. A new ground floor slab will be installed to level out the existing floor for new manufacturing processes and equipment.

Mechanical, fire protection and electrical services will be upgraded per Code and manufacturing requirements. Site work includes paving of the side yard for loading docks. Site utilities, and perimeter site improvements will be undertaken as required for use of the site.

Project Team

Our team is growing as we move forward with architects from Bargmann Hendrie + Archetype; consultants from Epsilon Associates, Inc., and Boston Industrial; realtors from Auburndale Realty Company; legal guidance from Nixon Peabody LLP; and environmental consultants from The Vertex Companies, Inc. We are in the process of selecting a construction manager.

We will be pleased to provide further information as the project proceeds. We look forward to working cooperatively with BRA staff on this project.

Sincerely,



David Cannistraro
Chief Executive Officer
J. C. Cannistraro, LLC

CC: Ms. Heather Campisano, Chief of Staff
Mr. Gary Uter, Project Assistant