



**Mixed Use Development Opportunity at
Bayside Property (19.94 acres)
Columbia Point
Boston, MA**

Request for Information (RFI)

**University of Massachusetts
Building Authority**



**UMass Boston
Campus**



Issued: Tuesday, August 8, 2017

Responses Due By: Friday, October 6, 2017; 2:00 PM EST

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Overview of the Development Opportunity

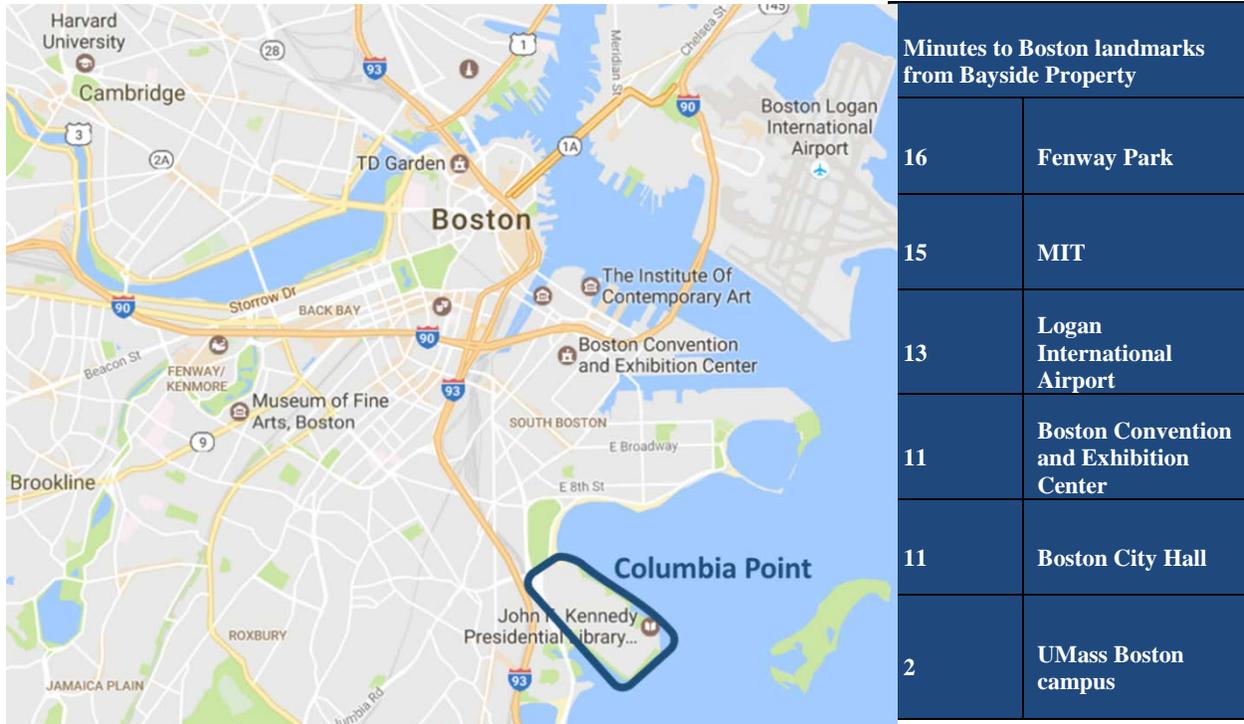
The University of Massachusetts Building Authority (“Authority/UMBA”), a body politic and corporate constituted under Chapter 773 of the Acts of 1969, as amended is issuing this Request for Information (RFI) to seek information from potential developers (Developers) interested in providing Public Private Partnership (P3) services to the Authority for a mixed use development opportunity on a 19.94 acre site (“Bayside Property”) on the Bayside Property (Bayside) in the Columbia Point section of Boston, Massachusetts adjacent to the UMass Boston campus.

Highlights of Opportunity

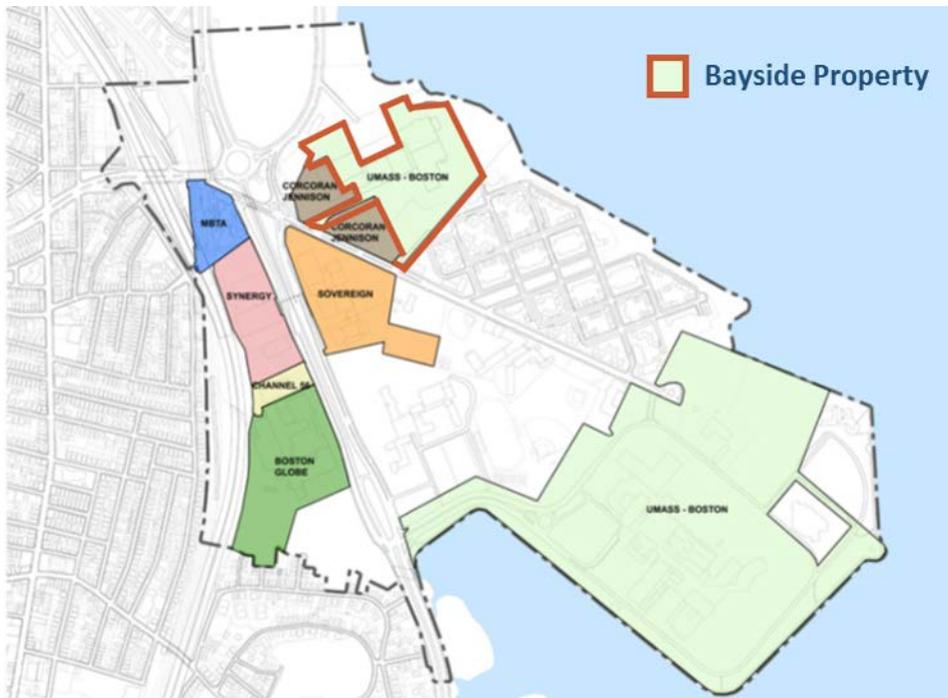
The Bayside Property presents a number of attractive features as a site for future development.

- **Proximity to downtown Boston:** Columbia Point is located within three miles of downtown Boston, consistently one of the highest-value real estate markets in the country and just south of the fast-developing South Boston market.
- **Readily available public transit:** The Bayside Property is within 2,000 feet of the MBTA’s JFK/UMass Red Line station, only four subway stops from downtown Boston.
- **Nearby waterfront access and park:** The site is adjacent to the Dorchester Shores Reservation and Joe Moakley Park, both of which provide access to the Harbor Walk and Carson Beach in South Boston.
- **Barriers to entry:** Undeveloped sites of the size of the Bayside Property in the Boston metro area are rare and may allow a developer significant pricing power.
- **Strong partner in UMass Boston/UMBA:** The UMass Boston campus is undergoing significant investment and expansion with potential for development of university facilities at the Bayside Property. This presents developers with a potential partner with strong payment characteristics and a long-term outlook. Successful partnership may include additional property that the University may acquire in the future.
- **Opportunity:** The location has desirable ocean front property for a P3 opportunity, consisting of 19.94 acres. The property could allow for a valuable P3 development opportunity when considering the whole parcel. A P3 opportunity with UMass/UMBA may allow for more density because of the unique status enjoyed by the University. Tax credits for the Development of the Pump House could be brought to the partnership. UMass/UMBA also makes the property owned by others more valuable by controlling many of the rights and easements on the site.
- **Tax Implications:** By virtue of its enabling Act, UMBA has various exemptions from city and state requirements.
- **Potential Partnership Opportunities with Nearby Property Owners:** **Corcoran Office Building, Double Tree Hotel, Beacon Capital (Santander property), City of Boston (Dever and McCormack Schools, Moakley Park), Archdiocese of Boston (St. Christopher’s), Commonwealth of Massachusetts (JFK/UMass Train Station, Morrissey Boulevard, Kosciusko Circle, State Police Property), Boston Teachers Union Property (2.7 acre site located on the Bayside Property), Boys and Girls Club of Boston (St. Christopher’s site could be new location of a new Martin Richards’ Boys & Girls club – a cost effective efficient method to acquire new campus athletic/recreation space), Boston College High School. All communications concerning potential development opportunities should be addressed in this procurement process and through the Authority.**

Columbia Point in Metropolitan Boston



Development Opportunity Site within Columbia Point



Description of Bayside Property and Adjacent Parcels

The Bayside Property site includes access to Mt. Vernon Street via two rights-of-way. Owners of adjacent parcels include the Boston Teachers Union, State Police, Corcoran Jennison Companies, Doubletree Hotel, City of Boston (Dever and McCormack elementary and middle schools), Boston Archdiocese (St. Christopher’s Catholic Church) and Geiger-Gibson Community Health Center. The Bayside Property was previously the site of the former Bayside Expo Center until the structure was demolished in 2016 by the Authority.



Objectives of the RFI

- Through the Authority, UMass wishes to engage a Developer to conceptualize a vision to transform the Bayside Property into a modern-day Harvard Square, New Balance/Boston Landing, Kenmore Square, MIT Volpe Center etc., projects; a mixed-use destination where a diverse community lives, learns and thrives, integrated with and complementary to the UMass Boston campus that optimizes its value and creates an oceanfront Boston neighborhood with academic, research, retail, residential, dining, entertainment and cultural uses, serving as a new gateway to UMass Boston and distinguish the University in the higher education marketplace as a unique, attractive urban university, all accomplished by leveraging public private partnerships that will facilitate a more rapid development of the Bayside.
- The development should incorporate the following goals:
 - Maximize the economic value to the University through a contract/agreement not to exceed 99 years in length.
 - Allow for integration of UMass Boston facilities.
 - Meet University requirements that the financial structure of the development does not negatively impact the institution's balance sheet or credit profiles.
 - Follow the high-level guiding principles developed in UMass Boston's Bayside Charretting process.

Site Background, Previous Master Planning and Campus Investment

The Authority purchased the Bayside Property in May of 2010 for \$18.7 million from LNR Partners, Inc. The site comprises 19.94 acres estimated to yield up to 2.5 million gross square footage (GSF). Since the Authority's purchase of the site, the property has been utilized by UMass Boston for parking during ongoing campus development initiatives. Below are previous master planning initiatives related to both the Bayside Property and the surrounding area. These documents are provided solely to provide background and context for proposers and are not intended to represent prescriptive design for a development.

Bayside Property Guiding Principles

UMass Boston engaged in a series of charrettes in 2011 (finalized in 2012) to develop guiding principles for future use of the Bayside Property. These meetings resulted in the

Guiding Principles

- **Complement the City of Boston's connections** to the region, the nation, and the world.
- **Integrate with UMass Boston's strategic vision:** Support its educational mission and student life; strengthen the university/ community partnership; and promote economic opportunity.
- **Integrate with the campus master plan:** Connect the campus to the Bayside site and improve connections throughout Columbia Point.
- **Integrate with the neighborhood:** Maintain a vision of respectful, meaningful integration. Improve the university's positioning among its neighbors as an accessible public destination. Develop Bayside as the gateway between the City of Boston and Columbia Point.
- **Take advantage of Bayside's unique setting:** Buildings and landscape design should take full advantage of the natural beauty of Bayside's waterfront setting. Among other things, design should maximize access to the waterfront and Harbor Walk.
- **Bolster the university's commitment to sustainability and environmental protection:** Make state-of-the-art energy efficiency a priority and seek LEED certification of all new buildings.
- **Partner with state and local entities to improve the transportation infrastructure:** Improve traffic flow through infrastructure changes, including the addition of pedestrian and bike pathways to minimize vehicular traffic.
- **Engage stakeholders and experts:** Establish a robust planning process that includes participation and input from internal and external stakeholders, as well as experts. Draw upon the experiences of local, regional, and peer institutions to identify best practices.

production of eight guiding principles for the site. Among other items, the guiding principles recommend engaging neighborhood institutions in future development. These institutions include:

- Geiger-Gibson Community Health Center
- St. Christopher's Catholic Church
- Boston College High School

The Charretting Process Final Report is provided at

https://www.umb.edu/editor_uploads/images/university/BaysideCharrettingProcessFinalReportFeb2012.pdf

Columbia Point Master Plan

Additionally, in June 2011, the Boston Redevelopment Authority produced a Columbia Point Master Plan that set forth a vision for the wider community. This document is provided at

<http://www.bostonplans.org/planning/planning-initiatives/columbia-point-master-plan>

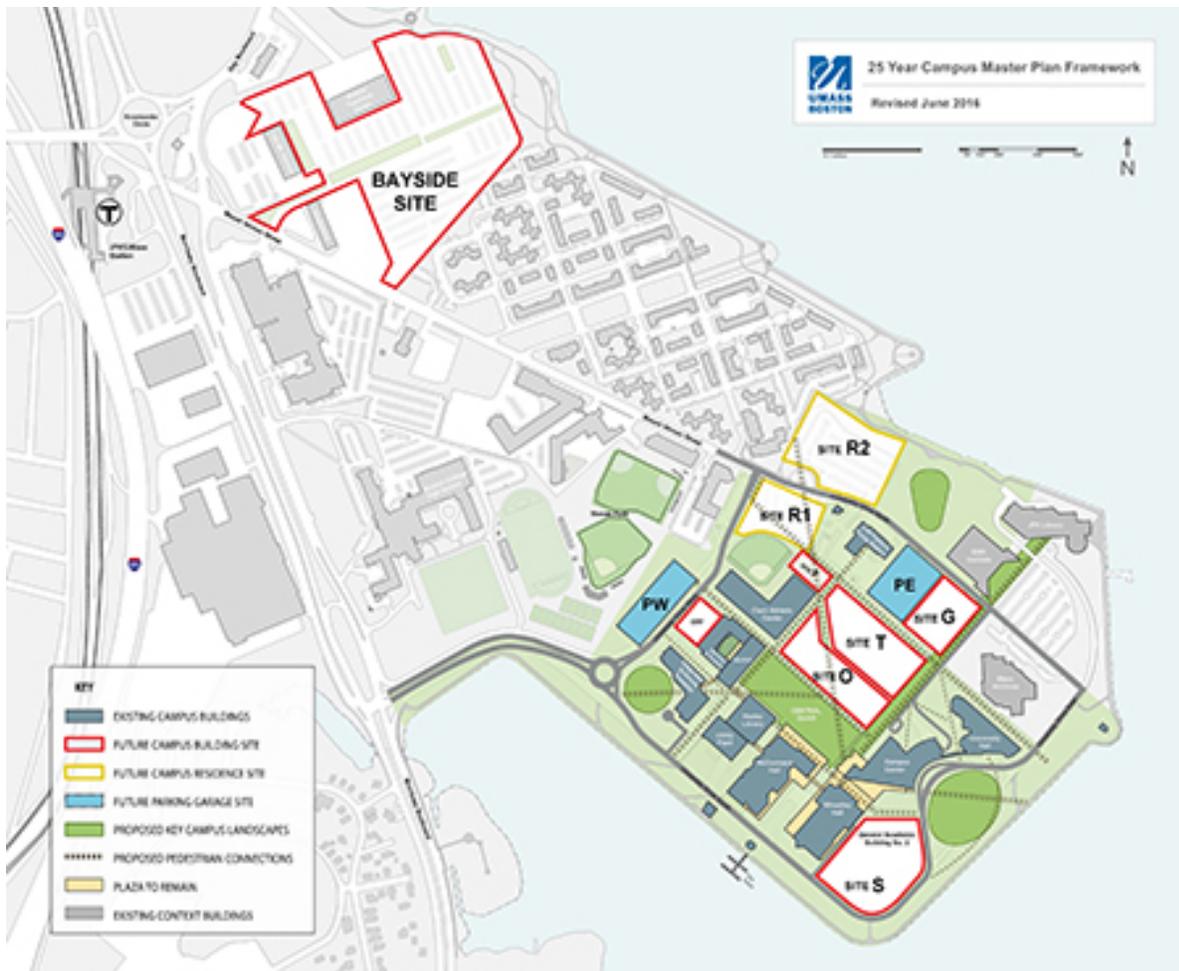
UMass Boston Campus Plan

UMass Boston completed a Campus Planning process that culminated in the issuance of a document intended to serve as a guide for sustainable future development over a 25-year period. This master planning effort served as the impetus for an intensive and ongoing period of investment and development for the UMass Boston campus. Plans include using the Bayside Property for further development of university facilities, including up to:

- 1.5 million GSF of academic facilities over time
- 2,200 parking spaces
- 3,000 student housing units

The below graphic shows the Bayside Property in context of the UMass Boston campus and its development plans. The UMass Boston Campus Master Plan is provided at

https://www.umb.edu/editor_uploads/images/university/masterplan/UMass_Boston_Master_Plan_Dec_2009.pdf



Response Requested Materials, Process and Schedule

The Authority seeks to obtain information, on a preliminary basis, to assess the interest of market participants in the potential development of the Bayside Property. While the Authority believes that a form of a public-private partnership may be in the best interest of the University, it seeks information about other possible transaction structures.

Requested Materials

Transmittal Letter

A transmittal letter prepared on the respondent's business stationary should accompany each Response. The letter should indicate the Development Team's primary representative with all contact information for all future the Authority correspondence related to the response.

Approach to Development

Provide a brief summary of the overall approach that the Respondent would propose for development of the Bayside Property. The Authority welcomes Respondents to share alternative transaction structures for consideration, provided that the Respondent compare how alternative structures would impact the ability of the Authority to achieve the objectives for the Bayside Development Project (see Page 6).

Technical Qualifications

Please provide the following background information on your company, prior experience, project team, management approach, financial model, etc.:

- Name, years in business, firm overview, capabilities, legal status, and company Federal ID number
- Contact information
- List and biographical information for company officers and/or principals
- Names, qualifications, resumes, relevant experience, and brief description of roles/responsibilities
- Information on projects of similar scope that the team has successfully worked on together on in the past 3-5 years
- Organizational chart illustrating team relationships
- Experience with and approach to working on Public-Private Partnerships

Response Process

Full submission, including PDF by email to David P. Mullen, seven (7) hard copies, and four (4) CD/DVD or memory stick versions of responses delivered to Executive Director Patricia A. Filippone. Submissions must be received no later than Friday, **October 6, 2017; 2:00 PM EST**. UMBA reserves the right to extend the deadline for submission. Hard copy responses shall be delivered to:

Attention: Patricia A. Filippone
Executive Director
University of Massachusetts Building
Authority
One Beacon Street, 31st Floor
Boston, MA 02108

The entire response shall be in a sealed package. The name and address of the respondent shall appear on the outside of the package and the package shall refer to The RFI for Mixed Use Development Opportunity at Bayside Property and due date.

Requests for clarification of the intent or content of the RFI, and any other questions from prospective Respondents regarding the Project or this RFI must be submitted to the Authority in writing via e-mail only, by **Thursday September 14, 2017 on or before 2:00 pm EST**.

Prospective respondents shall not communicate with UMBA, the University or any of their representatives at any time during the RFI process except through written questions submitted prior to the deadline as set forth below:

All questions must be submitted in writing by email, directed to the following:

- Attn: Patricia A. Filippone, UMBA, PFilippone@umassp.edu
- CC: David P. Mullen, Esq., UMBA dmullen@umassp.edu.

Any Respondent found to violate this provision may be found non-responsive by UMBA.

The Authority shall post on its website (www.umassba.net) any and all addenda. All Addenda will be distributed not less than five (5) days prior to the date on which submissions are due. The Authority may decline to answer any inquiry. It shall be the sole responsibility of respondents desiring to submit Responses of Information to ascertain the existence of any and all addenda issued by the Authority, whether or not an addendum is mailed to or received by them. Only written communications from the Authority shall be binding. Oral statements, clarifications or interpretations provided at any time will have no standing and may not be relied upon, except to the extent confirmed in a written addendum.

Schedule

The Authority expects to adhere to the following schedule:

Action Steps	Schedule Dates (all 2:00 PM)
RFI Distributed	August 8, 2017
Deadline for Written Inquiries	September 14, 2017
Deadline for Responses to UMBA	October 6, 2017
Meeting with Interested Parties	TBD
Due Diligence on Interested Parties	TBD

This schedule is subject to modification at the sole discretion of the Authority.

ATTACHMENTS

Attachment A

Background on University of Massachusetts Entities



The University of Massachusetts, a state educational institution organized and existing under Chapter 75 of General Laws (the “University”), has been providing high quality educational opportunities for Massachusetts’ residents, and for students and faculty from all over the world for more than 140 years. The University’s mission is to provide an affordable and accessible education of high quality, and to conduct programs of research and public service that advance knowledge and improve the lives of the people of the Commonwealth, the nation, and the world. As of the 2015-16 academic years, the University had 56,258 undergraduate students enrolled and 17,486 graduate students enrolled.



The University of Massachusetts Building Authority is an independent body politic and corporate, and a public instrumentality of The Commonwealth of Massachusetts created by and existing under Chapter 773 of the Acts of 1960, as amended (the “Enabling Act”).

The Authority was created for the general purpose of aiding and contributing to the performance of the educational and other purposes of the University by providing residence halls, dining commons, academic facilities, and other buildings and structures for the use of the University, its students, staff and their dependents, and certain approved organizations. The Authority serves the University of Massachusetts, which is comprised of five (5) campuses at Amherst, Boston, Dartmouth, Lowell, and the Medical School in Worcester. The Authority comprises 11 members, five (5) of whom are Trustees of the University of Massachusetts and all of whom are appointed by the Governor.



UMass Boston is a public research educational institution with a dynamic culture of teaching, learning, and a special commitment to urban and global engagement. The vibrant, multi-cultural educational environment encourages its broadly diverse campus community to thrive and succeed. The distinguished scholarship, dedicated teaching, and engaged public service are mutually reinforcing, creating new knowledge while serving the public good of the City of Boston, the Commonwealth, the nation, and the world.

The second campus in the UMass system, UMass Boston opened its doors in 1965 at a renovated building in Park Square. The campus moved to its present location on Columbia Point in Dorchester in 1974. The only public university in metropolitan Boston, the UMass Boston campus offers 193 academic programs through its 11 colleges and serves the most diverse student population in New England. As a key institution in Boston that sponsors over 30 research centers and institutes, UMass Boston contributes substantially to public policy discussion and formulation in such areas as economic development, social well-being, environmental affairs, and healthcare. As of the Fall 2015, UMass Boston had 17,030 students, approximately 12,949 undergraduates and 4,081 graduates. Continued enrollment growth is expected.

Attachment B

General Information for Respondents

The issuance of this RFI does not create any contractual rights in Respondents or contractual obligations by the Authority. The Authority reserves the right to modify or retract this RFI, in whole or in part, prior to the date fixed for submission of Responses, by issuance of an addendum or addenda, which shall be posted on the Authority's website, or to take any other action related to the RFI and any submissions as the Authority may deem to be in its best interest. The Authority may extend the deadline for submission of Responses if, in the Authority's sole discretion, such extension is necessary for any reason. It is the responsibility of each Respondent to consult any and all addenda that may be issued in connection with this RFI.

All expenses and costs associated with developing or submitting a response to this RFI, or associated with oral or written clarification thereof, including all presentation materials and related costs and travel expenses, shall be borne solely by the responding firm and under no circumstances shall the Authority be responsible for any such cost or expense incurred by any responding firm. The Authority assumes no responsibility for these costs and expenses.

Any information which is not received by the Authority by the date and time, and at the location, for submission set forth herein will be determined to be late and may not be considered.

Should the Authority determine, in its sole discretion, to proceed with a procurement process for the Bayside Development process, then a Request for Qualifications and/or a Request for Proposals may be issued. Nevertheless, the Authority also reserves the right to waive any irregularities or requirements, and to negotiate with all Respondents, in any manner necessary, in its sole judgment and discretion, to serve the best interests of the Authority. Submissions that are incomplete, conditioned, or are otherwise not in conformance with this RFI may be rejected at the sole discretion of the Authority. The Authority reserves the right to request clarification of any aspect of any submission or to request additional information.

In submitting a Response,

- The Respondent acknowledges and agrees that all documentation and/or materials submitted shall become and remain the property of the Authority. The Authority shall have the right to use all or any portions of any Response, as it considers necessary or desirable, in connection with the Project. The Respondent thereby grants to the Authority an unrestricted royalty-free license to use the Response and all materials submitted there with in connection with the Project; and
- The Respondent certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any federal or state department or agency. Any change in the debarred or suspended status of the recipient must be reported immediately to the Authority.

Once the Authority has completed its review of the Responses and the qualification process has been completed, Responses submitted to UMBA in response to this RFI may be considered public records as defined by Massachusetts General Laws, Chapter 4, §7, Clause 26.

Attachment C

Equal Employment Opportunity, Non-Discrimination, and Affirmative Action,

The Authority is committed to equal employment opportunity and non-discrimination in contracting for goods and services necessary to perform its business, and will take affirmative action to ensure equal employment opportunity and to eliminate discriminatory barriers on all of its properties

In responding to this RFI, respondents should assume that the Project would require compliance with goals for participation of minority and women-owned businesses (MBE/WBE), and workforce participation.