



DUDLEY NEIGHBORS INCORPORATED

The Community Land Trust

Questions and Responses pertaining to the Dudley Miller Park RFP
Available 6/6/2016

-Is the ground lease negotiable? And what happens at the end of the lease, is there an extension or does the building revert to the DNI 5?

DNI will expect to negotiate specific terms of the ground lease with the selected developer. As stated at the bidders' conference, DNI and its attorney Goulston and Storrs are experienced with structuring ground leases which both serve a developer/lessee's needs in financing the building and DNI's interest in long-term neighborhood sustainability. The ground lease would provide for an extension at the approval of DNI.

-Is there explicitly no housing on the site or does the community just not want affordable housing? Could it be condos for sale? Similar to the other city programs with a few income restrictions on some units and others free market?

The RFP is explicitly for a 100% commercial, non-housing use. Housing is not a desired use of the site.

-Are there banks / investors pre-identified that will lend with a lease structure in place?

DNI has not identified specific banks or investors at this time and expects that will be part of the selected developer's earliest pre-development work to identify funding sources.

-Has a shadow study already been done if the greenhouse is a constraint? Is there a direct contact we could speak with who could explain the hours and extent shadows would be permitted?

A preliminary shadow study was conducted several years ago which indicated a building more than three stories would have a shade impact over the greenhouse. However, DNI does not have it available at this time and would expect a new and complete shadow study and ascertaining the specifics of this constraint will be among the pre-development tasks undertaken by the selected development team.

-Will the property be encumbered with a sale restriction? An investment partner will look for an exit at some point in time.

DNI will have typical approval rights over transfer of the groundlease to another lessee as well as changes to the ownership and control of the lessee which are commonly found in groundlease structures. Its interest will be in maintaining operation of the building as commercial space. DNI will not impose a price restriction on sale or transfer.



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-Do you know of any tax credit or incentive programs available for the site?

DNI expects the selected development team will be responsible for ascertaining specific funding sources.

-Is there any data on office market, rents, and vacancy in the area?

DNI does not have such data to distribute.

-If selected, is it possible for one of the team members to call in to the interview on 7/19?

DNI can make a speakerphone available for a development team member. DNI expects there will be several interviewers on its team such that use of the speakerphone will not be an optimal way to communicate, and the development team should have members present who can respond to the majority of questions.

-Have tax breaks been discussed with the city?

DNI has not discussed tax breaks with the city pending selection of the development team.

-How will the proposed acquisition price or brokers fee be weighed as a component of selection (if at all)?

See sections V. (Evaluation Criteria) and VI.E (Response to Request for Proposals). The price and/or fee is among the considerations in scoring the proposed Financing Plan which is weighted as 10% of the final score.

-Do you have a list of businesses who have already expressed interest in the ground floor commercial space?

No, DNI does not have such a list.

-During the community process to decide on the best use for the site, did neighbors discuss any preferences about the amount of parking to be provided on the site?

While parking was discussed in general, parking needs for the selected development plan will need to be reviewed. DNI will work with the developer to reach a balance of what is feasible for the proposed use and neighborhood concerns.



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-The RFP refers to the "lighting conditions" required by the greenhouse. Are there any specific lighting conditions beyond a need to reduce any new potential shadowing?

Shadowing is the specific issue. See answer above regarding the shadow study.

-Is there a recent survey of the site available?

DNI has not had a survey done. At this point, respondents may rely on information in Attachment A regarding the site in formulating responses to the RFP. Information will need to be confirmed with a full survey during the development phase.

-Does the Food Project have any specific needs for access or use beyond what is detailed in the letter?

DNI does not have further specific information on the Food Project's needs. If the developer moves ahead with the Food Project as a tenant, it would expect these needs would be worked out as part of the pre-development phase.

-For Project Team and Experience, do you want individual resumes to highlight relevant projects from the last five years OR do you want individual resumes with general experience and then organizational resumes to highlight projects from the last five years?

DNI is open to whichever method best highlights the capacity of the team—collectively and individually- to undertake the development. Respondents should note, in addition, that DNI will look to the specific experience and capacity of individual team members designated to be the day-to-day contacts for the developer, architect, etc.

-Is there any geotechnical information available about the site?

DNI has no geotechnical information about the site.

-Are there any dimensional deed restrictions/easements, or right of ways through the site?

Respondents are referred to Attachment A to the RFP which includes a title commitment as well as information about restrictions and status of title. The title commitment and its exhibits are the full extent of information DNI has regarding restrictions or easements at this time.

-Are there any planning studies or roadway/utility/public improvements anticipated or planned in front of or in close proximity to the site?

DNI is not aware of any such studies or planned improvements. Respondents may wish to confer with the City of Boston, Boston Redevelopment Authority and/or Public Improvements Commission.



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-Is there any restriction on access to the greenhouse from our site?

DNI is not aware of any restrictions on access.

-I am writing today to request that you confirm that we do not have any conflict-of-interest issues that would prohibit us from successfully responding to your request for proposals. Section V of the RFP states that developers responding cannot be an "employee, agent, consultant or board member of DSNI or DNI." As an organization focused on the Dudley corridor, DBEDC has an organizational seat on the DSNI board, currently filled by Elias Monteiro. No individual benefits from this position, rather DBEDC fills the position as a community partner.

In instances where there is a potential conflict of interest, the DNI board is amenable to such requests from developers. The DNI board will consider this request for approval at its next meeting.