



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR
SHEILA A. DILLON, CHIEF AND DIRECTOR

ADDENDUM NO: **Two (2)**

DATED: **June 6, 2013**

To All Potential Offerors
For Request for Proposals:

Purchase and Development of Callender Street Middle Income Housing Initiative: Callender Street (Ward 14/Parcel 02835000); Callender Street (Ward 14/Parcel 02836000); Callender Street (Ward 14/Parcel 012836001); 25-27 Callender Street; Callender Street (Ward 14/Parcel 02838000); 10-12 Tucker Street; Tucker Street (Ward 14/Parcel 02948000); Callender Street (Ward 14/02947000); 16 Lauriat Street; 52 Callender Street; 56 Callender Street. All parcels are located in the Dorchester district of the City of Boston

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26 COURT STREET
BOSTON, MA 02108

This addendum modifies, amends, and supplements designated parts of the Request For Proposals: Purchase and Development of **Callender Street Middle Income Housing Initiative: Callender Street (Ward 14/Parcel 02835000); Callender Street (Ward 14/Parcel 02836000); Callender Street (Ward 14/Parcel 012836001); 25-27 Callender Street; Callender Street (Ward 14/Parcel 02838000); 10-12 Tucker Street; Tucker Street (Ward 14/Parcel 02948000); Callender Street (Ward 14/Parcel 02947000); 16 Lauriat Street; 52 Callender Street; 56 Callender Street. All parcels are located in the Dorchester district of the City of Boston** and is hereby made a part of thereof by reference, and shall be as binding as though inserted in its entirety in the locations designated hereunder. Whenever portions of any addendum are in conflict with a previous addendum, the addendum bearing the latest date shall govern. No claim for additional compensation, due to the lack of knowledge of this addendum will be considered.



Sheila A. Dillon
Chief and Director
Department of Neighborhood Development

ITEM ONE: Potential Offerors are hereby instructed to remove page 9 and insert in its place the attached page 9 (revised).

End of Addendum No. 2 - Purchase and Development of Callender Street Middle Income Housing Initiative: Callender Street (Ward 14/Parcel 02835000); Callender Street (Ward 14/Parcel 02836000); Callender Street (Ward 14/Parcel 012836001); 25-27 Callender Street; Callender Street (Ward 14/Parcel 02838000); 10-12 Tucker Street; Tucker Street (Ward 14/Parcel 02948000); Callender Street (Ward 14/Parcel 02947000); 16 Lauriat Street; 52 Callender Street; 56 Callender Street. All parcels are located in the Dorchester district of the City of Boston.



evaluation of proposals, quality design and good site plans are very important to local residents and developers should pursue the best possible design even if that requires the extra time that comes with seeking a variance from the Boston Zoning Code.

To facilitate the City's evaluation of some criteria, the City may require that the developer make a presentation to the community. Where a developer is asked to make such a presentation, DND will allow the developer to submit new or better drawings to facilitate that presentation provided that the drawings only clarify the proposed structures as originally submitted.

ADDITIONAL REVIEWS

Prior to bringing the selected developer to the Public Facilities Commission for a Tentative Developer Designation Vote, additional reviews will be conducted to ensure that the development team is compliant with various City of Boston policies and regulations.

All forms, disclosures and certifications required for DND's evaluation of the Additional Reviews are included in Appendix 3 of this Request For Proposals.

There are six Additional Reviews:

- 1. Employee Eligibility**
- 2. Obligations to The City**
- 3. Housing Code Compliance**
- 4. DND Program Participation Compliance**
- 5. Fair Housing**
- 6. Arson Prevention**

7. Proposal Submission Instructions and Checklist

Formally Obtaining A Request For Proposals. The RFP package will be available at the Department of Neighborhood Development, Bid Counter, 26 Court Street, 10th Floor, Boston, MA 02108 or you can download an RFP by registering at <http://www.cityofboston.gov/dnd/rfp>

Preparing A Complete Proposal. The following is a checklist of all documents necessary for a complete proposal. Submitting these documents in the order listed below will facilitate the City's ability to determine if your application is complete and eligible for further review. Proposers may offer to develop one, two or all three packages with a single application. Where DND determines that an applicant has responded to all of the Checklist items, but has omitted or forgotten to include a copy of an identified form or documentation for one or more of those Checklist items, DND reserves the right, solely at its discretion, to request that the Proposer provide this documentation to DND in a timely manner. Failure to provide the required documents will result in the application being rejected as incomplete.

CHECKLIST OF DOCUMENTS NEEDED FOR A COMPLETE PROPOSAL

Proposal Cover Form (Appendix 1)

Evaluation Criteria Documentation (see Appendix 2 for instructions and forms)

Evaluation Criteria Form 1: *Offer Price*

Development Plan for each site

Developer Experience narrative

Evaluation Criteria Form 2: *Development Budget*

Evaluation Criteria Form 3: *Sales Plan*

Evidence of Financing

Design and Site Plans for each site

Construction Quality Statement

Evaluation Criteria Form 4: *Construction Employment Statement*

Evaluation Criteria Form 5: *Development Timetable*

Additional Review Documentation (see Appendix 3 for instructions and forms)

Additional Review Form 1: Property Affidavit

Additional Review Form 2: Affidavit of Eligibility & Chapter 803 Disclosure Statement