

**THE CITY OF BOSTON
BOSTON PUBLIC SCHOOLS**

**REQUEST FOR PROPOSALS FOR
LEASE OF THE WEST GRANDSTAND AND ADJACENT AREAS OF WHITE STADIUM
IN PUBLIC-PRIVATE PARTNERSHIP TO ACHIEVE CITY'S COMPREHENSIVE
STADIUM RENOVATION PLAN TO SERVE BOSTON PUBLIC SCHOOL ATHLETICS**



Event # EV00012353

Response Deadline: June 26, 2023

Dion Irish, Chief of Operations, City of Boston

Michelle Wu, Mayor

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I. ADVERTISEMENT

**ADVERTISEMENT
CITY OF BOSTON
BOSTON PUBLIC SCHOOLS
REQUEST FOR PROPOSALS**

Event ID # EV00012353

The City of Boston ("City") and the Boston Public Schools ("BPS"), acting by and through the Public Facilities Department invites sealed proposals from interested and qualified firms for an up-to 10 year lease term with potential renewals to lease, improve and use the West Grandstand and adjacent areas of George Robert White Schoolboy Stadium in Franklin Park ("White Stadium") as part of a public private partnership to fully renovate, rebuild, and reimagine White Stadium as the home of Boston Public Schools athletics and a better resource for students, families, and the community. Anticipated term date for the lease is expected to commence at or around July 1, 2024.

Additional information, requirements, terms and conditions and all other related information is set forth in the Request for Proposal Documents (Documents) which may be obtained from the City's purchasing website and Supplier Portal, (<http://www.cityofboston.gov/procurement>) under **Event ID** EV00012353

For information regarding this RFP, contact:

Morgan McDaniel
Deputy Chief of Operations
morgan.mcdaniel@boston.gov
617.635.2487

All proposals shall be submitted in strict conformance with the instructions contained in the RFP document. Proposals shall be submitted in strict compliance with this RFP no later than June 26, 2023 at 4:30 PM.

All questions shall be submitted to the City no later than June 2, 2023 by 12:00 pm. Answers to questions shall be posted via an addendum no later than June 9, 2023.

The City will host a tour of the stadium for interested potential proposers on May 5, 2023 at 10:00 am.

Requests for Proposals shall be available on or about April 25, 2023.

II. INTRODUCTION & INSTRUCTIONS

2.1 Overview & Objective

White Stadium is a school athletic stadium that also hosts City and community events. The Stadium has served as a home field for many Boston athletes and community members since it was constructed in 1945. However, White Stadium is currently in disrepair and in need of revitalization. Decades ago, a fire destroyed the interior of the East Grandstand, which is not usable. The West Grandstand does not meet accessibility requirements to serve all Boston students and communities, is out of compliance with the Building Code, and lacks the spaces and amenities needed to be a citywide resource for BPS athletics. It is the intent of this RFP to bring new resources and a new partnership to White Stadium that will realize its full potential as a hub for the athletic program, enhance athletic offerings to BPS students, and bring significant benefits to Franklin Park and the surrounding communities.

The City and BPS envision revitalizing White Stadium as a centerpiece of BPS athletics benefitting Boston's students. In order to accomplish this, the City is planning a significant investment in the stadium and athletic facilities. Chief among these is the intended replacement of the East Grandstand. The City intends to replace the East Grandstand with a new facility that will host spectators and house student athletic and other programming facilities. It is also the City's intent to install a new eight-lane track for interscholastic competition and install a new top-tier grass field with a new irrigation system.

The purpose of this RFP is to lease the West Grandstand and a fenced-in area south of White Stadium (the "Leased Premises"), as shown in Appendix B and C, to a qualified partner to create a public-private partnership that will invest in this vision for White Stadium. The overall objective for the City is for the public-private partnership to provide needed capital investment to make White Stadium a high-quality venue for BPS athletics and other events, along with an operational program that enhances BPS athletics, activates Franklin Park, and provides a valued and welcome resource for community stakeholders.

The City and BPS will lease the Leased Premises to the most advantageous proposal, determined at the City's and BPS' sole discretion. A 10-year lease of the Leased Premises, along with the ability to renew the lease term for two (2) additional 10-year options, is being offered as a part of this RFP. The property is being offered in as-is condition.

2.2 Vision of Combined Public & Private Components

Boston Public Schools is seeking a partner whose proposed programming will accommodate and enhance BPS's athletic programming needs, support the City's vision for Franklin Park, provide economic and community benefit to the City of Boston and the local neighborhoods around Franklin Park, and provide civic value to the City while respecting the context of Franklin Park and the surrounding residential neighborhoods. In particular, as described in more detail below, the private partner's use must accommodate the City's robust scholastic track & field program in the Spring, cross-country and soccer programming in the Fall, capstone football games at the culmination of the Fall season, BPS graduations, and community events and programs. It is also part of the City's vision that the private partner will bring to the stadium a program that enhances the stadium's historic focus on athletics.

The Lease will include a license to use the Playing Field as well as the public portions of any reconstructed East Grandstand for athletic events up to a set number of days per year. The Lease will also include the obligation to permit spectators to use the West Grandstand during BPS athletic events and certain City-sponsored community events, and to accommodate certain track & field activities within the fenced-in area to the south of the stadium.

2.3 Instructions

Respondents are responsible for all information and materials contained in this RFP and any addenda, including but not limited to premises, conditions, necessary permits, additional labor costs, evaluation methodology, criteria, and the City's accompanying terms and conditions contained hereunder, or in any addendum to

this RFP. These, and other pertinent requirements, are an integral part of this RFP. By filing a proposal, the Respondents do thereby represent that the Respondent's proposal conforms to all requirements set forth under this RFP and that the Respondent agrees to the City's and BPS' proposed lease terms (Appendix D) and all other terms and conditions referenced herein. Failure to conform to the requirements of this RFP may result in disqualification.

2.4 RFP Contact

With the release of this RFP, all communications must be directed in writing via email to the contact below. No other City employee, consultant, or Vendor is empowered to speak for the City with respect to this RFP. Any oral communication is considered unofficial and non-binding to the City.

After the proposal deadline, Respondents should not contact the RFP Coordinator or any other City official or employee, except to respond to a request by the RFP Coordinator.

The RFP contact is:

Morgan McDaniel
Deputy Chief of Operations
morgan.mcdaniel@boston.gov
617.635.2487

The Website for this RFP and related documents is the City of Boston Supplier Portal which you can access via boston.gov/procurement.

All project correspondence will be posted on the Supplier Portal website. It is the responsibility of Respondents to check regularly for updates and any RFP addenda.

Respondents are advised to conduct a thorough review of the Request for Proposals (RFP). Strict compliance with and adherence to the terms, conditions, specifications, contract form documents and all other provisions of this RFP is

mandatory.

2.5 Timeline

The table below shows the preliminary RFP Schedule. Dates are subject to change. Any changes will be posted in an addendum that can be found on the RFP website.

	DATE
RFP released	04/25/2023
Tour of Stadium with Interested Potential Proposers at 10:00 am	05/03/2023
Deadline to submit first round questions regarding the RFP <i>via email to morgan.mcdaniel@Boston.gov no later than 12:00 PM</i>	05/05/2023
Consolidated first round Q&A posted by the City on the Supplier Portal	05/19/2023
Stadium Open for Due Diligence Visits by Potential Proposers (and their agents)	5/15/2023 5/30/2023
Deadline to submit second round questions regarding the RFP <i>via email to morgan.mcdaniel@Boston.gov no later than 12:00 PM</i>	06/02/2023
Consolidated second round Q&A posted by the City on the Supplier Portal	06/09/2023
Deadline for proposals <i>Submitted via the City's Supplier Portal or via hard copy; proposals must be received prior to the deadline and cannot be submitted via email</i>	06/26/2023
Proposer Presentations	Week of 07/10/2023

All times are in Eastern (Local) Time

*Please note that all proposals will be public records. Do not submit confidential information in your Proposal.

If, at the time of the scheduled bid opening, City Hall is closed due to uncontrolled events such as fire, snow, ice, wind, or building evacuation, the proposal opening will be postponed until 2:00 p.m. on the next normal business day. Bids will be accepted until that date and time.

2.6 Submission Instructions

Proposals may be submitted via the City's Supplier Portal or via hard copy.

City of Boston Supplier Portal Instructions

The Supplier Portal provides vendors the ability to submit a proposal electronically, and is accessible via boston.gov/procurement.

You will need to register with us in order to submit your proposal electronically; doing so will also allow you to receive email updates regarding this RFP and other opportunities. Please visit boston.gov/departments/procurement/how-use-supplier-portal for step-by step instructions to register.

Upon logging in under your account, look for Event ID # EV00012353. When responding, you will see specific places to upload your non-price Technical Proposal and other required forms. The Price Proposal must be submitted separately from the Technical Proposal according to statute. The evaluation team will complete its evaluation of the Technical Proposals prior to reviewing the Price Proposals.

Attachments containing price information, including the Price Proposal, should only be attached to the price line and not in the Event Header attachments section.

In the section of Event ID #EV00012353 labeled "Step 2: Enter Line Bid Responses", please enter the total proposed rent for the lease term under the line "Price

Proposal". Next, click the icon on the far right of the screen labeled "View/Add Question Comments and Attachments." There you will find the proper location to upload your Price Proposal form and any additional pricing proposals you may want to add. Please visit boston.gov/departments/procurement/how-use-supplier-portal for step-by-step instructions.

Submitting your proposal via the Supplier Portal can streamline the entire process, but please allow extra time to become familiar with the system. **Upload any applicable documents into the Supplier Portal and SUBMIT your submissions well before the deadline so that you have enough time to make a physical paper submission if you have any issues with the City's Supplier Portal.** We recommend submitting your proposal at least 24 hours prior to the deadline. Please note that Supplier Portal file uploads are limited to a 59-character file name length.

Hard Copy Instructions

Hard copies of the Technical and Price Proposals may be submitted by mail, delivery service, or in person. Respondents submitting a hard copy must submit a complete Technical Proposal and Price Proposal **in separate sealed envelopes along with one (1) digital copy (thumb drive) clearly marked as "Technical proposal" and "Price Proposal" on the outside of each delivery envelope.**

The envelope should be clearly marked as follows:

TECHNICAL & PRICE PROPOSAL

Name of the Proposal

RFP Number: RFP [Event ID #EV00012353]

Submitted by:

[Name of Respondent]

[Date Submitted]

and delivered or mailed to:

Contracts Unit
Property Management Department
1 City Hall Square Room 811
Boston, MA 02201

III. PROPERTY DESCRIPTION AND USAGE

3.1 Property Description

The existing Stadium, built in 1945 and dedicated in 1949, is located on the historic Playstead in Franklin Park, designed in 1885 by Fredrick Law Olmstead. White Stadium was originally constructed to seat 10,000 people and is run and used by Boston Public School athletics for sporting events, primarily soccer, football, and track and field. The Stadium has played host to a range of athletic, musical, and cultural events over its history. White Stadium hosted Black Panther rallies and big concerts in the 1970s and partnered with the Elma Lewis School of Fine Arts to host a 1974 soul concert with big names like Sly and the Family Stone.

The Stadium consists of two 5,000-seat grandstands flanking a grass playing field and 6-lane running track. Both grandstands are out of compliance with the modern Building Code. As part of the reconstruction, the City intends to demolish the East Grandstand, which suffered significant fire damage decades ago and is unusable and currently sitting idle. A high white concrete wall encloses the northern and southern ends of the Stadium. There is also a fenced-in grass area south of the track, which has been used for long jump and discus.

The ceremonial entrance gate at the north end of the Stadium is primarily used during large events. The site is generally accessed at the north end of the west grandstand. The two grandstands are mirrored in both plan and elevation, with the exception that there is a press box atop the west grandstand. A fire in the east grandstand has rendered it unusable except for storage.

The following description of a conceptual study that was completed for the Stadium is NOT offered to indicate any specific requested capital improvement in response to this RFP and is NOT exhaustive of any other work that may be required to make White Stadium comply with any existing land use, building, and/or accessibility codes or regulations, and is included solely to provide information about the condition of the Stadium.

A conceptual 2013 study indicated that the Stadium required considerable capital investment to become a state-of-the-art home for student athletes. The work contemplated in the study included the following:

- The west half of the promenade level and the entire second floor of the west grandstand would be completely gutted and renovated.
- The east half of the promenade level and lower level will require more minor renovations.
- The existing west grandstand seats approximately 5,000. To accommodate handicap accessibility guidelines, three rows of seating will need to be removed and level platforms created for handicap seating.
- A new press box would be built at the main cross aisle level, adjacent to the handicap seating areas.
- All seating would be removed, repaired, and re/installed after the concrete stepped seating area is waterproofed.
- All existing systems were assumed to be at the end of their useful life and will be replaced.

The Leased Premises would be limited to the West Grandstand and the fenced-in area south of White Stadium, as shown in Appendix B and C.

3.2 Site Context: Franklin Park

Franklin Park, within which the George Robert White Stadium and its site features are located, is designated as a historic landmark by the Boston Landmarks Commission pursuant to Chapter 772 of the Acts of 1975. Any proposed development would require review and approval from the Boston Landmarks

Commission (BLC). All modifications to the existing buildings and site features and any proposed new facilities must be respectful and sensitive to the historic status of the facility.

In 2022, the Boston Parks and Recreation Department completed the Franklin Park Action Plan, available [here](#). Its park-wide goals are to improve connections and activate all areas of the park to better serve Boston families and residents, amplify magnet destinations such as White Stadium, and unify the park by applying a consistent standard of care. The City anticipates that all components of the Action Plan will take significant financial resources. In 2023, the Parks Department will launch the Phase 1 Prioritization Plan to identify areas for renovation that are a priority for the community and in most urgent need. The City and BPS believe that the vision for White Stadium reflected in this RFP will meaningfully advance the broader goals of the Action Plan, and ask that prospective bidders reflect their commitment to the Action Plan as part of their response.

3.3 Current Uses of the Stadium

The stadium is currently actively programmed for a number of uses. BPS Athletics uses the stadium for sports across the spring, summer, and fall seasons. Other BPS uses include school day games and graduation ceremonies. The stadium also hosts events such as the Caribbean Kiddie Festival, the Boston Athletic Association Half Marathon Finish, and Special Olympics events.

The stadium is used most heavily in the fall season

- **Spring Season:** The stadium is mainly used in afternoons for track practice and track meets. In mid June, the stadium is heavily used for graduation and moving-on ceremonies.
- **Summer Season:** The stadium hosts the Parks and Recreation summer camp, 200 children per year and uses the field, basketball court, and track. The program relies on the grandstand facilities to provide shade and shelter. This free program has been offered for 25 years.
- **Fall Season:** The stadium is used on weekday afternoons for soccer practice

and games, football practice and games, cheerleading practice, and cross country practice. Typically a few soccer and football games are held on Saturdays each season, and several special events take place on weekends.

See Appendix A for details on stadium usage.

3.4 Current Circulation and Parking

Primary vehicular access to the site is via the Pier Point Road access from Walnut Avenue to the northwest. Access from the north has been closed off.

On-site parking is currently very limited and shared with the Franklin Park Zoo and other park uses. There is existing parking for the Boston Public Schools at the west side of the stadium. There is also a parking area at the east, which is primarily used as two basketball courts.

Large event parking is accommodated with parallel parking on both sides of the ring road (Pier Point Road and Playstead Road). During special events such as Zoo Lights, attendees park on both sides of Circuit Drive. The congestion requires details from State police, Boston police, and park rangers.

The parking lot is maintained by the Boston Parks and Recreation Department and monitored and secured by the Park Rangers. BPS Athletics staff currently access the lot during work hours 7am-4pm. Events extend days to 6pm-10pm depending on the activity.

3.5 Regulatory Context

BPS Property. The Stadium is in the care, custody and control of the Boston Public Schools. Any lease or license requires BPS approval and adoption.

Article 97. The potential application of Article 97 is fact specific and it is the

Proposer's obligation to assess whether its proposed program will require Article 97 approvals, and if so to take the leading role in securing such approval including any necessary commitments.

Landmarks. Franklin Park is designated as a landmark by the Boston Landmarks Commission (BLC) pursuant to Chapter 772 of the Acts of 1975. Proposer is responsible for obtaining any BLC review and approvals necessary for its program.

Park Review. The City of Boston Municipal Code Section 7-4.11 (the "100' rule") requires the approval of the Boston Parks and Recreation Commission for all buildings and structures that are constructed or altered within 100 feet of a park or parkway.

Taxation. Proposer is responsible for assessing whether the program it proposes is subject to real estate, income, excise, or other taxes and shall be responsible for such taxes.

Building and Life Safety. Proposer is responsible for obtaining any and all building, zoning, and other permits and approvals required to conduct its program, including from the Inspectional Services Department and Boston Fire Department.

Article 80. Proposer is responsible for adhering to Article 80 review applicable to any portion of its program.

Proposer shall be responsible for compliance with all other applicable laws and regulations, including any public construction procurement laws that may apply.

IV. PUBLIC PRIVATE PARTNERSHIP OBJECTIVES & PRINCIPLES OF PARTNERSHIP

The City is seeking proposals for uses that will revitalize White Stadium in line with the following principles:

PRINCIPLES OF PARTNERSHIP

4.1 Benefit and Opportunity for BPS Athletics.

The City seeks a public-private partner committed to our vision to restore White Stadium as a central hub for BPS athletics and who, through their own proposed uses, will enhance and complement our athletic offerings, through facilities improvements, programming, and other opportunities. The proposer should be clear in their submission about any current uses that are not consistent with a proposed partnership program, and how the proposal would address such uses. The facility should provide a high-quality, appropriate athletic experience for all student-athletes and spectators, and expand opportunities to host athletic events.

4.2 Park Activation

The City seeks a partner that will retain and enhance the stadium's civic value. In addition to advancing an enhanced vision for BPS athletics, the proposal should accommodate city and community programming, and consider how the proposed uses contribute to Franklin Park, its existing institutions (including the Franklin Park Zoo), and the surrounding community.

The City seeks a partnership that will contribute to the activation and usability of Franklin Park in line with the values and aspirations expressed in the Franklin Park Action Plan.

As Boston's largest open space and the final link of The Emerald Necklace, Franklin Park draws visitors from the neighborhood, the city, and the region. At 500+ acres, its scale makes it a particularly important open space resource for communities who lack access to larger parks and natural areas within their neighborhoods. Franklin Park was intended to serve as a common ground — a place for recreation,

relaxation, and to experience nature — welcoming all communities and bringing people together for shared experiences that support discovery, education, and mental and physical health.

The park has a long legacy of serving many groups in many different ways - from performance and recreation to education and community building. Any activation and renewal of White Stadium should build on its history and amplify its program and character.

4.3 Economic Development.

The City seeks a partnership that will contribute to the economic development of Boston and the communities surrounding Franklin Park. With the goal of closing the racial wealth gap, we are seeking a partner who will ensure the meaningful participation of local and diverse workers and businesses throughout the development of the project and operation of the West Grandstand and adjacent areas, and who will show a commitment to supporting activities that will bring people to the area as customers and future patrons.

4.4 Respect for Neighbors

The City seeks a partnership that will activate the Stadium in a manner that recognizes and respects the impacts that activation can have on those who live, work, and play around the Stadium. Proposed programming should be of reasonable quantity, timing, and size to prevent placing a burden on local residents as well as other Parks uses. Impacts that must be addressed include traffic, noise, congestion impacting other park uses, and trash.

The Site is located near multiple dense residential neighborhoods. The selected proponent must present a transportation plan that will minimize congestion on local residential streets surrounding the stadium, maximizes use of public transportation, and is consistent with transportation and circulation guidelines in the Franklin Park Action Plan.

A proposed program could require Article 80 review, and as a component of such review it is expected that there may be mitigation commitments required of the proposer. All such mitigation will be the responsibility of the proposer. Even in the event that a proposed program is not subject to Article 80 review, it is expected that during the community process for evaluating proposals and negotiating the details of a relationship with any selected proposer, impacts of the proposed program on nearby neighborhoods, Franklin Park, and the Zoo will be identified. During this process the Selected Proposer may choose to make operational or financial commitments to such stakeholders in order to mitigate such impacts. The City/BPS may consider whether stakeholders' views on the impacts of the proposed program in exercising its right to enter into an agreement with the most advantageous proposer.

4.5 Facilities Maintenance

The prevailing Respondent will be responsible for cost and management of maintaining the Leased Premises in clean, good working order and provide appropriate security. The proposer will also be responsible for the cost of all repairs and improvements to the Leased Premises to support the proposer's expected programming.

The City anticipates that if the successful Respondent's proposed program requires the field to meet certain conditions, the Respondent will bear the costs of maintaining the field in that condition.

V. SUBMISSION REQUIREMENTS

Proposals must include the Submission Requirements set forth in this section. These Submission Requirements must also be submitted in accordance with the instructions set forth in Section II of this RFP. Omission of any of the required information may lead to a determination that the proposal is non-responsive.

Respondents must provide the City with a written proposal that contains all of the following sections and addresses the information called for in each section. Any information a Respondent would like to share that is in addition to what is required should be done so separately either by uploading the information to the City of Boston Supplier Portal or by sending in hard copy format to the address stated above.

TECHNICAL PROPOSAL

5.1 Cover Letter and Executive Summary

In conformity with the requirements and specifications set forth under this RFP, provide a statement of the Respondent's approach to each requirement or specification. This statement should be clear, mirroring the layout of the RFP as well as demonstrating the Respondent's understanding of the requirements of this RFP.

5.2 Description of the Respondent

Provide a letter of interest signed by the principal(s) of the proponent. This letter should introduce the project team and organization structure. Please specify the names, professional backgrounds, and roles of the members of the Respondent's principals and leadership team, including the person(s) who will have primary responsibility for managing the Leased Premises and carrying out other management and maintenance obligations in the Stadium. Please note that the City of Boston is committed to inclusive leadership and is also asking for a DEI Plan as part of the submission in section 5.10.

5.3 Description of Your Proposed Program

The opportunity to lease the Lease Premises is contemplated to include the right to license the use of the field and public areas of the East Grandstand for a set number of events annually during the term of the lease, including any extensions, under a separate license agreement with the City. Any proposed events and uses should enhance White Stadium as a central hub for the BPS athletic program and align with the City's commitment to rebuild White Stadium as a resource for the surrounding neighborhood and the robust and varied activities within Franklin Park.

Please describe in as much detail as possible your proposed use of the stadium and how those uses align with the City's and BPS' plan for White Stadium as a central hub for the BPS Athletic Program, the City's vision for enhanced youth sports, and the Franklin Park Action Plan. This description should focus on the events, programming, and any other activities you plan to conduct in the stadium. Please include, at a minimum: (1) the number of events you plan to program per year (broken down by the winter, spring, summer, and fall seasons), (2) the times of day and days of the week on which you anticipate events occurring, and (3) your estimates of attendance at such events. Where specificity is not possible, please describe the general character of events you will seek to program and indicate what information reflects your best estimate of the requested information. *Proponents should familiarize themselves with the guidelines for hosting special events in the City of Boston.*

5.4 Proposed Investments in the Stadium

Describe in detail any proposed renovations and improvements to the Leased Premises for your proposed lease program.

- Describe how the proposed renovation or improvements will be implemented. The description should include a timeline that lists pre-development and construction tasks as well as any proposed phases of work.
- Identify whether there are components of your proposed renovations or

improvements that are optional - meaning that you could proceed with your proposed program even if you do not perform a particular improvement.

- Provide an outline of required regulatory approvals that you will need to obtain and a projected timeline to obtain these approvals. This outline is not binding upon the City in any manner. It is being requested only to assist the City in assessing the viability and thoughtfulness of a proposed program.
- Provide a cost estimate and sources of funding for the proposed improvements.

5.5 Facilities Management and Operations

Describe your team's organization experience in your proposed use and in facilities management. Your description should include the following, as applicable to your proposed use:

- Plans for the physical upkeep of the Leased Premises, including cleaning, maintenance, and repairs
- Plans for ticketing and admissions
- Access and opportunity for BPS students and families, accounting for different levels of discretionary income.
- Plans for the security and safety of the facility
- Plan for relations with the City, Boston Public Schools, and with residents and businesses on streets abutting Franklin Park within a ¼ mile radius.

5.6 Transportation Management Plan

Please provide a preliminary transportation plan that addresses the details of how people will travel to and from the stadium for events, and how you intend to mitigate parking and traffic impacts in the surrounding community. **Note: a conforming preliminary plan is required with your proposal, but the selected proposer will be required to complete a detailed plan acceptable to the Boston Transportation Department (BTD) prior to entering any agreement. For avoidance of doubt, the City reserves all rights in its sole discretion not to enter into a lease agreement with the prevailing proposer, including if a proposer does not complete a detailed plan acceptable to the BTD.** The plan

should provide analysis, clear and location-specific plans and strategies, and offer a credible path to reducing reliance on private vehicles by event attendees. At a minimum, the plan should:

- General
 - Model anticipated attendance and points of origin for attendees
 - Project overall mode share and set specific targets intended to minimize personal vehicle use
 - Model modal split for all types of events (games, concerts, etc.)
- Transit
 - Model transit capacity, frequency, and usage, including for night and weekend events
 - Model specific transit service usage assumptions (e.g. which lines/stations/stops), including access routes to and from stadium
 - Shuttle implementation plan for access from nearby transit stations to stadium, including pickup/dropoff plans at stations and stadium
 - Assess pedestrian accessibility / safety along key walking routes to stations/stops (ADA, lighting, etc.)
- Active Transportation
 - Assess pedestrian accessibility and safety along key walking routes to stadium, both inside and outside of Franklin Park
 - Plan for bicycle parking
 - Plan for Bluebikes, including potential for valet services and/or increased dock capacity
- Pick up / drop off
 - Identify pickup and drop off areas at the stadium for shuttles and TNC vehicles, including capacity and volume estimates
 - Management plan for curbside access for shared vehicles, including any police details or other types of active management
 - Identify infrastructure changes needed to support pick up / drop off activities
- On-site parking

- Identify specific locations for proposed on-site parking within the park, including a map clearly showing the number and layout of potential spaces at each location
- Provide access and parking management plan, including lot management and routing to/from potential parking areas
- Detail anticipated approach to pricing and reservation of on-site parking
- Identify any infrastructure changes that would be needed to allow use of identified on-site parking areas
- Off-site parking
 - Identify specific locations for potential off-site parking and include any known information about availability and use restrictions
 - Provide a shuttle implementation plan, including pick up / drop off locations at stadium
 - Detail anticipated approach to pricing and reservation of off-site parking.
 - Note that green space in Franklin Park is not available for parking.
- Street parking
 - Provide an analysis of the number of on-street parking spaces anticipated to be used by event attendees and the potential geographic distribution
 - Review existing curb regulations in areas within walking distance of stadium to inventory potential on-street space and potential regulatory changes
 - Analyze potential for reduced availability of on-street parking for residents and other park visitors, and recommend specific strategies to minimize negative community impacts
 - Provide recommendations for enforcement coverage (location and volume) to address potential non-compliance by event attendees
- Congestion and traffic management
 - Provide detailed analysis of anticipated trip generation and vehicular volumes on various paths of travel to/and from events

- Plan for traffic management, in and around the stadium area, including any City of Boston resources that would be needed to implement
- Transportation Demand Management and Event Management
 - Identify strategies for reducing vehicle trip volume to and from the stadium for events.
 - Plan should evaluate various strategies, including subsidized alternatives (transit, Bluebikes), parking pricing, priority road access and pick up / drop off for transit shuttles, and more.

5.7 Description of Park Activation

Describe how the proposed partnership will contribute to the activation and usability of Franklin Park in line with the values and aspirations expressed in the Franklin Park Action Plan.

5.8 Description of Economic Development Benefits and Community Benefits

Estimate the number of construction jobs and permanent (full or part-time) jobs that will be generated by the proposed lease program. Describe how the proposed program will support activities that will bring people to the area as customers and future patrons.

Proposals must include a narrative of the community benefits supported by the development, including any benefits to the local community that are above those generated by the proposed program itself.

5.9 Diversity and Inclusion Plan

The City of Boston and Boston Public Schools are strongly committed to ensuring that partnerships involving City assets provide opportunities for diversity and inclusion, wealth-creation, and workforce participation for businesses and individuals who have historically been underrepresented in real estate development.

Proponents must submit a Diversity and Inclusion Plan showing the extent to which they will engage certified Minority-Owned Businesses (“MBEs”), and Women-Owned

Business Enterprises (“WBEs”) (collectively referred to as ‘M/WBEs’) as subcontractors on this project , and demonstrating how they will maximize the economic participation and employment, particularly in management roles, of people of color and women.

Participating MBEs and WBEs must have received or have pending applications for certification under the State of Massachusetts Supplier Diversity Office or the City of Boston. Firms with pending certifications may be included in a proposal on the condition that certification is granted by the start of work or the firm is replaced by a firm certified under the State of Massachusetts Supplier Diversity Office or City of Boston. All replacements or substitutions must be approved by the City of Boston.

The Diversity and Inclusion Plan should address all **phases** of development, as applicable, including but not limited to:

- pre-development (ex. development entity, ownership, equity and debt investment, design, engineering, legal, other consultants);
- construction (ex. general contractor, sub-contractor, trades, workers performing construction, suppliers, engineering and other professional services); and
- ongoing operations (ex. building tenants, facilities management, contracted services).

The Diversity and Inclusion Plan should include the following good faith **measures** relating to M/WBE participation:

- The proponent’s strategy for supplier diversity and M/WBE outreach, including its goals and its good faith efforts the proponent may propose for M/WBE participation. Proposals should indicate what strategies will be pursued, or are being pursued, to identify M/WBE participation, including outreach and identification activities to timely inform the M/WBE community of upcoming opportunities.
- Strategies which support sustainable capacity development in M/WBE firms, such as mentor-protégé relationships or joint ventures. These partnerships for capacity development should describe the impact of participating in this project on the M/WBE firm’s future business growth and opportunities.

- The proponent's strategy to support workforce training/capacity building for populations underrepresented in the construction trades as well as other fields of real estate development.
- A description of the respondent's prior experience and track record undertaking similar programs at other locations including examples deployed on private property.

The Diversity and Inclusion Plan should discuss why it is specific, realistic, executable, and impactful.

5.10 References

Please provide three (3) references, including their contact information and relationship. Reference that can provide information on respondent's record as a tenant/lessee, or business or project partner, is preferred. The City is not responsible or obligated to make multiple attempts to contact references. Note that incorrect contact information or a non-responsive reference will be considered as a negative reference.

5.11 Company Performance

1. Has your company, or any principal member of the proposer, ever failed to complete any work awarded or failed to meet obligations under a lease agreement?
 - a. If the answer is yes, please state all circumstances. The answer to this question must be signed by the appropriate representative, including the name, date, title and full address.
2. Please list any adverse legal judgments against your firm, or any principal member of the proposer, as a result of alleged unsatisfactory performance or breach of contract within the past three years. If your firm was incorporated in the last three years, please also provide the above information for each of the principals of the firm and for any businesses which they have had an ownership interest within the past three years.

5.12 Additional Information

Submit the following forms, which can be downloaded from Event ID # EV00012353 in the Supplier Portal:

- A completed Certificate of Non-Collusion.
- A completed DCAMM Disclosure Statement for Transaction with a Public Agency concerning Real Property. MGL C. 7C, s. 38.
- A completed Minimum Quality Requirements Form
- A completed Contractor Certification Form

Please also provide any other information about the Respondent's experience or qualifications to perform the Services that have not been presented in previous responses and that the Respondent believes is relevant to this RFP.

5.13 Financial Proposal

Offered price is one of the many factors used in determining the most advantageous proposal.

The price proposal should include four components:

1. **Base Rent:** This is the minimum annual rent that you propose to pay for the lease. All price proposals must propose an annual base rent of no less than \$400,000.00, to be paid in 12 equal monthly installments. Price proposals must include at least a 3% annual increase in the Base Rent. Because the community-centered evaluation and contract negotiation process may result in modifications to how much of your Proposed Program the City/BPS agree may be included in any final agreement you may offer a proposed base rent for your full proposed program, $\frac{2}{3}$ quantity of your proposed program, and $\frac{1}{2}$ quantity of your proposed program.
2. **Revenue Sharing/Additional Rent:** Identify and describe all potential sources of revenue and propose whether, and on what basis, you propose to include any portion of those revenues as Additional Rent to the City in excess of the Base Rent.
3. **Community Mitigation and Investment:** For informational assessment purposes, please identify an approximate amount of funding or resources that you would be prepared to commit to any separate funding or

operational commitments to mitigate impacts on stakeholders.

Using the price proposal form which can be downloaded from Event ID # EV00012353 in the Supplier Portal, clearly outline the financial offer. Submit the form in both Excel and PDF format. The PDF version must be signed by the authorized principal.

5.14 Proposal Checklist

CHECKLIST FOR SUBMITTING PROPOSAL <i>(for your use only; you do not need to submit this checklist)</i>	RFP SECTION	COMPLETE (✓)
A. TECHNICAL PROPOSAL		
Cover Letter and Executive Summary	5.1	
Description of the Respondent	5.2	
Description of your Proposed Program	5.3	
Proposed Investments in the Stadium	5.4	
Facilities Management and Operations	5.5	
Transportation Management Plan	5.6	
Description of Park Activation	5.7	
Description of Economic Development Benefit to the Area	5.8	
Diversity and Inclusion Plan	5.9	
References	5.10	
Company Performance	5.11	

<p>Additional Information</p> <ul style="list-style-type: none"> ● Certificate of Non Collusion ● DCAMM Disclosure Statement for Transaction with a Public Agency Concerning Real Property ● Minimum Quality Requirements Form ● Contractor Certification Form ● Other additional information 	<p>5.12</p>	
<p>B. PRICE PROPOSAL</p> <p><i>Did you upload/submit the price sheet separately?</i></p>		
<p>Price Proposal Form</p> <ul style="list-style-type: none"> ● PDF file with signature ● Excel file 	<p>5.13</p>	

VI. EVALUATION OF PROPOSALS AND SELECTION CRITERIA

A. MINIMUM QUALITY REQUIREMENTS:

The RFP Evaluation Committee will be responsible for the evaluation of the proposals. Each proposal will be initially evaluated to determine whether the Respondent submitting the proposal meets the minimum quality requirements (See the Minimum Quality Requirements form attached to the Event ID # EV00012353 in the Supplier Portal). The proposal(s) that the City determines to have met the minimum quality requirements will then be rated according to the evaluation criteria described below. **Those Respondents that do not meet the minimum quality requirements are subject to rejection and elimination from further consideration.**

B. COMPARATIVE EVALUATION CRITERIA

The following are the technical criteria that the Awarding Authority's evaluators will use in rating responses to this RFP.

For each evaluation criterion, the evaluators shall individually assign a rating of one of the following:

- **Highly Advantageous:** The Project Team meets **MOST** of the qualifications listed.
- **Advantageous:** The Project Team meets **SOME** of the qualifications listed.
- **Not Advantageous:** The Project Team meets **FEW** of the qualifications listed.
- **Unacceptable:** The Project Team meets **NONE** of the qualifications listed.

In assigning an overall rating to proposals the selection committee shall have discretion to weigh different criteria in any manner which it deems most advantageous for the City. Evaluation criteria do not carry any set value, and this RFP does not imply any correlation between the number of comparative requirements relating to a particular area and the importance of that area to the selection committee.

CRITERION #1: Enhances BPS Athletics Program

- The proposal will coexist with all, or nearly all, current BPS athletic programming at reasonable times OR the only impacts to BPS athletic impacts are to uses that can be accommodated on the nearby Playstead fields.
- The proposal offers programmatic benefits that will enhance the BPS athletics program.
- The athletic facilities made available for BPS through any proposed redevelopment and/or improvements are of higher quality than what is currently available to BPS students.

CRITERION #2: Activation of Franklin Park

- The proposal will contribute to the activation and usability of Franklin Park in line with the values and aspirations expressed in the Franklin Park Action Plan
- The proposal offers benefits to current park users and existing institutions, including the Zoo.
- The proposal will have minimal negative impact on the existing programming and operations of Franklin Park.

CRITERION #3: Economic Development and Community Benefits

- The proposal will contribute to the economic development of Boston, and specifically the communities surrounding Franklin Park.
- The proposal demonstrates a commitment to supporting activities that will bring Boston families and other people to the area as customers and future patrons.
- The proposal includes additional benefits to the local community above those generated by the proposed program itself.

CRITERION #4: Team's Demonstrated Ability to Deliver its Proposal

- The proponent team has significant experience successfully operating the uses proposed for the stadium
- The proposed improvements and ongoing operations of the proposed programs are financially feasible.
- The proponent has significant experience managing construction projects of

the scale of any improvements proposed or anticipated for the Stadium.

- The facilities management and operations plan is feasible and well thought through.

CRITERION #5: Transportation Plan

- The transportation plan provides a credible, specific path to minimize negative community impacts
- The transportation plan provides a credible, specific path to minimize vehicular use
- The transportation plan provides specific, realistic, data-informed, and implementable recommendations for all aspects of transportation management related to the stadium
- The transportation plan is backed with detailed analysis and data to underpin recommended strategies.

CRITERION #6: Diversity and Inclusion

- The Diversity and Inclusion Plan is specific, realistic, and executable.
- The Diversity and Inclusion Plan demonstrably increases opportunities for sustained, long-term participation and capacity building for people of color, women, and certified M/WBEs
- The Diversity and Inclusion Plan addresses each phase and measure noted in section 5.9.

C. RULE FOR AWARD

The contract for the lease of the Leased Premises will be awarded to the most advantageous proposal(s) based on the selection criteria outlined above in addition to the price proposals and the respondent's acceptance of the RFP and anticipated lease terms summarized in Section VII, Terms and Conditions, as well as Appendix D. The successful respondent(s) will be deemed, in the opinion of the City, to be the most responsive and acceptable proposal(s) taking into consideration the experience of the respondent, the quality of premises to be leased, and their conformity with the specifications required, including price.

The composite ratings and reasons of the RFP Evaluation Committee will be

presented to the Chief Procurement Officer's designee for review and approval. The City reserves its right to require clarification and explanation from all Respondents on their price proposals if such is necessary to understand and evaluate the same. The Chief Procurement Officer's designee will determine the most advantageous proposal from a responsive and responsible Respondent, taking into consideration the price proposals and the evaluation criteria in the RFP.

The City retains the right to not award to any proposer.

VII. TERMS AND CONDITIONS

7.1 City's Right to Reject

The City is under no obligation to proceed with this RFP and may cancel the RFP at any time with or without the substitution of another. The City reserves the right to reject in whole or in part any or all Proposals, when the City determines that rejection serves the best interests of the City. The City may waive minor informalities in the Proposal or allow the Respondent to correct them.

7.2 Proposal Costs

Any and all costs incurred by any Respondent in responding to this RFP, or in otherwise developing proposals, are entirely the responsibility of the Respondent and shall not be reimbursed in any manner by the City.

7.3 Use of City Name

The proposer and any Subcontractor(s) agree not to use the City of Boston name or seal, or that of any other City Agency or Department in advertising, trade literature, or press releases without the prior approval of the City.

7.4 Award and Contract

If a lease is awarded, the lease will be awarded to that responsive and responsible Respondent whose Proposal is deemed most advantageous to the City taking into consideration the evaluation criteria, Proposal Pricing, and acceptance of these Terms and Conditions. The City will contract with the selected Respondent that best meets the City's needs and may not necessarily make an award to the lowest price bidder.

An award letter or award notification is not a communication of acceptance of a Respondent's proposal. No final award has been made until final execution of a lease by the selected Respondent and the City of Boston (by its Awarding Authority/Official and the City Auditor), and the approval of the final lease by the

Mayor of Boston. Until such time, the City may reject any or all proposals or elect not to proceed with this RFP.

7.5 Prevailing Wage

The successful respondent will pay prevailing wages to all covered employees in any construction undertaken on the Stadium as defined in MGL C. 149, ss. 26 - 27D, and will comply with all other applicable laws relating to the construction of improvements, which may include public construction procurement laws.

7.6 Minimum Insurance Requirements

The Lessee will provide and maintain during the term of the lease all insurance required below with respect to the lease of White Stadium and the performance of any work undertaken by the Lessee, its agents and employees. Lessee will also be responsible to ensure that its vendors, contractors and subcontractors maintain similar limits of insurance, or as appropriate for the risk.

Insurance will be issued by insurers with a minimum AM Best Rating of A-VII. Insurance Certificates on Acord Forms evidencing requirements below must be provided to the Official prior to work being performed, with renewal certificates provided within 30 days of expiration. Complete copies of policy and endorsements may be required.

Notwithstanding requirements below, the Landlord may at any time request that the amounts and types of coverage be increased if necessary for adequate protection, based on the standard of a prudent landlord of similar space in Boston, Massachusetts. These requirements shall not be construed to limit the liability of the Contractor or its insurer. Failure to maintain such insurance throughout the Contract period will constitute a material breach of contract and be grounds for termination.

Minimum Scope and Limit of Insurance

1. Commercial General Liability: Including bodily injury, property damage, products and completed operations, personal and advertising injury with

limits of \$1,000,000 per occurrence and \$2,000,000 annual aggregate limit subject to a per location aggregate.

2. Property Management Professional Liability with limits no less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate. If the policy is on a claims-made basis retroactive date must be before contract begin date, and insurance must be maintained for at least three years after termination of contract
3. Liquor Liability Insurance for (\$2,000,000) per occurrence if alcohol will be provided by a Licensee, caterer or other vendor who is in the business of selling or furnishing alcohol.
4. Automobile Liability: All motor vehicles, including Hired and Non-Owned, used in connection with the Agreement; \$1,000,000 combined single limit per accident.
5. Workers' Compensation: As required per Massachusetts General Law c.152 Employer's Liability E.L. \$1,000,000 per accident and employee, including disease
6. Umbrella Liability excess of General Liability, Auto Liability and Employer's Liability for \$25,000,000 Each Occurrence/Aggregate.
7. Property Insurance on all risk basis including all causes of direct physical loss including flood, earthquake and windstorm, covering:
 - a. The Premises. The insured value will not be less than one hundred percent (100%) of the full replacement cost of the Premises and leasehold improvements, not subject to a co-insurance penalty. Such full replacement cost shall be recalculated upon the Landlord's demand but not more frequently than any twenty-four (24) calendar months. Landlord may require an appraisal be performed by an MAI appraiser as designated by the Landlord, at the Lessee's sole cost and expense.

Property policy must specifically extend to property undergoing construction, subject to full replacement cost without a co-insurance penalty. If not included a separate builders risk policy subject to the same terms as the property policy.

- b. Personal property contents thereof. The insured value should not be less than one hundred percent of the full replacement cost of tenant's business personal property and shall not contain a coinsurance percentage.
- c. Loss of Income with limit equivalent to potential loss of income for 36 months.

General Conditions

- City of Boston will be named as Additional Insured for General Liability, Automobile Liability, and Liquor Liability.
- The Property Policy and Builders Risk will be endorsed naming the Landlord as Loss Payee with respect to proceeds attributable to the Premises.
- Insurance shall be primary and non-contributory over any such insurance or self-insurance available to the City of Boston, its officials, employees and volunteers.
- Waiver of Subrogation will be included for all coverages in favor of City of Boston. The Workers Compensation Policy will be specifically endorsed as such.
- All policies will be endorsed to provide thirty days written notice to the certificate holder, the City of Boston, in the event of cancellation, non-renewal or material changes in coverage.

7.7 City of Boston Standard Contract Forms

The following standard contract forms are listed for informational purposes only. These forms will be a part of the contract that the City will sign with the selected Respondent. Respondents are not required to submit these forms with their proposals.

1. Certificate of Authority (Form CM-06)
2. Vendor Certification (Form CM-09)
3. Standard Contract and General Conditions (Form CM 10 and 11)
4. C.O.R.I. Forms, including City Ordinance
5. Wage Theft Prevention Form (Form CM-16)

7.8 Additional Reviews

The selected Respondents are subject to the following additional reviews and must satisfy the stated requirements prior to execution of a contract. In the event that a Respondent does not satisfy these requirements, the City may rescind its award notification and cancel the RFP process in whole or part, or the City may rescind its award notification and proceed to the next highest-ranked and eligible Respondent.

1. *Tax Delinquency Review:* The City of Boston Collector-Treasurer's Office will conduct a review of the selected Respondent's property tax history. The selected Respondent cannot be delinquent in the payment of taxes on any property owned within the City of Boston. The selected Respondent must cure such delinquency prior to execution of a lease. If the selected Respondent has been foreclosed upon by the City of Boston for failure to pay property taxes, then said Respondent will be deemed ineligible for a contract offered pursuant to this RFP, unless such Respondent promptly causes the decree(s) or judgment(s) of foreclosure to be vacated by the Land Court and the City made whole. The City, in its sole discretion, shall determine the timeliness of the selected Respondent's corrective action in this regard and will disqualify the Respondent if vacating the tax-title foreclosure is not prosecuted expeditiously and in good faith, so as to avoid undue delay.
2. *Water and Sewer Review:* The City of Boston Water and Sewer Commission will conduct a review of the selected respondent's water and sewer account(s). The selected respondent cannot be delinquent in the payment of water and sewer charges on any property owned within the City of Boston and, if found to be delinquent, must cure such delinquency prior to execution of a contract for lease.
3. *Property Portfolio Review:* The City will review the selected respondent's portfolio of property owned to ascertain whether there has/have been abandonment, Inspectional Services Department (ISD) code violations, or substantial disrepair. If unacceptable conditions exist in the selected Respondent's property portfolio, the City may deem the selected respondent ineligible for contract for lease.

Appendices

The following documents are attached in the Supplier Portal as appendices.

- **Appendix A.** Stadium Usage Details
- **Appendix B.** White Stadium Existing Conditions Aerial - Showing Leased Premises
- **Appendix C.** White Stadium Existing Conditions Plan - Showing Leased Premises
- **Appendix D.** Additional Lease Terms and Conditions