

Town of Nahant Request for Proposals
For the Re-development of the Town Owned
Military Housing at Bass Point
Nahant, Massachusetts.

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Military Housing at Bass Point

The Town of Nahant will receive sealed proposals for the sale of the Town owned military housing at Bass Point until 12 noon on Wednesday July 2 2008 at the Town hall located at 334 Nahant Road, Nahant Ma. 01908. The procurement procedure will be in accordance with M. G. L. Chapter 30B.

The request for proposals package (RFP), which contains submission requirements for the proposal, forms and other requirements can be obtained at the Nahant Town Hall, 334, Nahant Road, Nahant MA. 01908 beginning on Friday May 2, 2008.

The town has determined a minimum value of the land as noted in the RFP. A price proposal form (see attachment D) must be submitted in a sealed envelope, along with a proposal deposit of \$ 500. The proposal deposit shall be a certified treasurer's or cashier's check issued by a responsible bank.

All proposals will be opened publically and a register prepared. The proposals shall be evaluated by the Town of Nahant Military Housing Design and Development Committee (Committee) and by the Town's Chief Procurement Officer. The Committee shall make a recommendation to the Fall 2008 Town Meeting regarding the selected developer.

The successful proposer shall among other things agree to develop the site in accordance with a Local Initiative Petition (LIP) 40B guidelines of the Massachusetts Department of Housing and Community Development (DHCD).

Questions regarding this RFP shall be directed to Mark. P. Cullinan, Town Administrator and Chief Procurement Officer, at 334 Nahant RD, Nahant Ma. 01908.

By Town Of Nahant
Mark P. Cullinan
Town Administrator and
Chief Procurement Officer.

1.0 Town Objective

The Town of Nahant seeks to sell the Military Housing Site (project site) generally located at Castle Hill Road, Goddard Drive and Trimountain Road in the Town of Nahant, see Attachment A, for the purposes of housing redevelopment consistent with the Commonwealth's 40B comprehensive permit guidelines and high quality architectural and site design standards to protect and enhance the abutting neighborhoods.

2.0 Project Overview

The project site is a town owned property currently occupied by 12 single family homes whose occupants pay rent to the Town. The Town is requesting a redevelopment design that includes 8 single family homes and 20 multi-family homes consistent with the Town Approved Design Guidelines (see Attachment B) in the areas generally designated in Attachment C. All housing units generated as a result of redevelopment shall be for sale housing. The site has a strong visual and operational relationship with the abutting single family neighborhood along Castel and Garner Roads and the Goddard Drive area has a strong visual relationship with the abutting open space including a golf course.

The proposals to redevelop the project site shall be evaluated by the Town of Nahant Military Housing Design and Development Committee (Committee) and by the Town's Chief Procurement Officer. The Committee shall make a recommendation to the Town Fall 2008 Meetings regarding the selected developer. The successful proposer shall among other things agree to develop the site in accordance with a Local Initiative Petition (LIP) 40B guidelines of the Massachusetts Department of Housing and Community Development (DHCD). Further, the successful proposer shall be required agree that all development shall be in accordance with a signed development agreement between the developer and the Town of Nahant reflecting the decisions of the Comprehensive Permit Granting Authority, the Nahant Zoning Board of Appeals.

3.0 Developer Selection Process

- a. All applicants shall be pre-qualified.
- b. Applications shall be received in the proper format by noon on July 2, 2008.
- c. All proposals will be opened publically and a register prepared. The proposals shall be evaluated by the Town of Nahant Military Housing Design and Development Committee (Committee) and by the Town's Chief Procurement Officer.
- d. The Committee shall select not more than 3 applicants for a public interview.
- e. The committee shall designate a selected developer not less than 35 days before the scheduled Fall 2008 Town Meeting.

4.0 Selection Criteria.

- a. Determination of a complete proposal application.
- b. Consistency with the design guidelines (Attachment B) and Section 6 .0 Required Development Conditions.
- c. Architectural and/or site design excellence as determined by the Committee.
- d. The ability of the proposal to integrate the development site with existing neighborhoods for the benefit of all parties.
- e. The ability and or guarantee that if selected as the developer and subsequently the proposal is approved by the Board of Appeals that development will commence within 90 days, weather permitting.
- f. Price Proposal. The price proposal shall not be less than \$2,100,000. Note: The offered sale price shall not necessarily be the deciding factor; the committee preserves the right to select any development proposal as long as the offered price meets the required minimum.

5.0 Minimum Application Requirements

- a. Pre-selection by the Committee.
- b. Completed application with all associated forms and deposits.
- c. A descriptive written proposal with graphics of various types to assist the committee in understanding the proposal. At a minimum the proposal shall include a concept site plan and concept drawings of proposed buildings. Descriptions of anticipated unit mix (bedrooms per unit), and any other relevant project descriptors such as traffic flow is encouraged.
- d. If selected for a further interview, the applicant shall be required to make a public presentation to the Committee with graphics to illustrate the proposed site plan and any other relevant items that will assist the committee in fully understanding the proposal.

6.0 Required Development Conditions

- a. The development shall be consistent with Massachusetts General Law 40B, Local Initiative Petition for homeownership housing.
- b. The developer shall agree to provide the maximum local preference (70%) for all affordable housing units.
- c. All construction and site planning shall be consistent with the design guidelines developed by the Town of Nahant for the project site. (See Attachment: Design Guidelines).
- d. There shall be 8 single family homes located in the area indicated in the design guidelines for single (Attachment C).
- e. The minimum lot size for the single family homes shall not be less than 4,500 square feet and meet all frontage, setback and height guidelines of the Nahant zoning bylaw. Further, in no instance shall the gross floor area of the single family homes exceed 2,250 square feet.

- f. There shall be not more than 20 multi-family homes located in the area indicated in the design guidelines for multi-family development (See Attachment: Design Guidelines).
- g. The gross floor area of the multi-family building shall not exceed 30,000 square feet.
- f. The height of the multi-family homes shall be 30 feet or up to 35 feet if at least 75% of the required off street parking is provided below the building as podium parking or underground parking.
- g. The minimum off –street parking requirement for all housing units shall be two spaces per unit.

7.0 Minimum Application Requirements

- a. Pre-selection by the Committee.
- b. Completed application with all associated forms and deposits.
- c. A descriptive written proposal with graphics of various types to assist the committee in understanding the proposal. At a minimum the proposal shall include a concept site plan and concept drawings of proposed buildings. Descriptions of anticipated unit mix (bedrooms per unit), and any other relevant project descriptors/factors such as traffic flow, pedestrian links, and similar issues is encouraged.
- d. If selected for a further interview, as part of the interview the applicant shall be required to make a public presentation with graphics to illustrate the proposed site plan and any relevant details, as determined by the developer, that will assist the committee in fully understanding the proposal.

8.0 Development Process.

The selected developer shall be subject to the following land transfer and development process.

- a) The selected developer and proposal shall be submitted to the Fall 2008 town meeting for approval. If approved, the Town will enter into an agreement with the selected developer within 30 days to transfer ownership of the project site to the selected developer contingent upon receipt of the proposed purchase price and the approval of the Nahant Zoning Board of Appeals for a comprehensive permit subject to a project development agreement.

If the Town meeting does not approve the proposal of the selected developer the land transfer process shall be deemed to be terminated with the Town maintaining sole ownership of the property and not subject to any costs or reimbursements associated with the selected developer's efforts.

- b) Assuming the Nahant Town Meeting approves the selected developer; the developer shall proceed with a 40B Local Initiative Petition (LIP) application and begin meetings with the Nahant Board of Selectman within 35 days. If the Board of Selectman does not approve of the development proposal the land transfer process shall be deemed to be terminated with the Town maintaining sole ownership of the property and not subject to any costs or reimbursements associated with the selected developer's efforts.

Assuming the Board of Selectman approve the development proposal and site certification is approved by the Massachusetts Department of Communities and Development (DHCD) the selected developer shall within 35 days commence the 40B review process with the Nahant Board of Appeals.

- c) Assuming the Nahant Zoning Board of Appeals approves the proposed development the developer shall enter into a development agreement detailing the nature of the development and the responsibility of all parties. Assuming approval of the development agreement by the Town of Nahant the property shall be transferred to the developer consistent with the development agreement. If the Nahant Board of Appeals does not approve of the 40B development proposal the land transfer process shall be deemed to be terminated with the Town maintaining sole ownership of the property and not subject to any costs or reimbursements associated with the selected developer's efforts.

However, nothing in the RFP or any subsequent agreement shall remove or impair the developer's right to an appeal to the Housing Appeals Committee (HAC) consistent with 40B regulations. In the event the developer wins the HAC appeal, and the Town does not appeal, the proposed development shall be deemed approved by the HAC subject to a development agreement. If the developer loses the appeal the land transfer process shall be deemed to be terminated with the Town maintaining sole ownership of the property and not subject to any costs or reimbursements associated with the selected developer's efforts.

If the Town appeals an HAC decision the resulting court decision shall decide if the project is deemed approved by the Nahant Board of Appeals, if deemed approved then the land transfer shall proceed subject to the development agreement. If deemed denied, the land transfer process shall be deemed to be terminated with the Town maintaining sole ownership of the property and not subject to any costs or reimbursements associated with the selected developers efforts.

Attachments.

Attachment A: Design Guidelines for Redevelopment of Military Housing at Bass Point.

Attachment B: Required Forms

Price Proposal

Signature Page Form

State tax compliance Form

Disclosure of Beneficial Interest.