



30 Westville St & Westville St (Unnumbered)

Project Update and Developer Presentation



English: For interpretation in Haitian Creole or Spanish:

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in your selected language.

Haitian Creole: Pou entèpretasyon Kreyòl ayisyen:

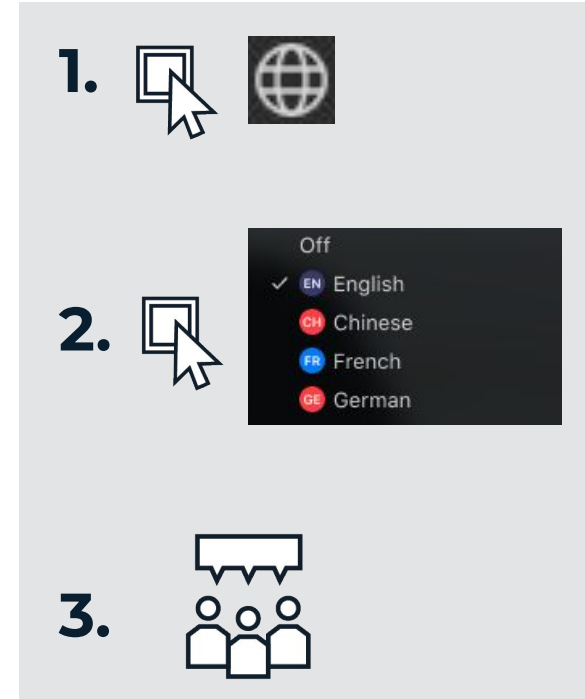
1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

Spanish: Para traducción en Español:

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.

Vietnamese: Cho thông dịch Tiếng Việt

1. Tìm thanh điều khiển ngang phía dưới màn hình của bạn. Bấm vào từ: "Interpretation"
2. Sau đó chọn lựa ngôn ngữ mà bạn cần lắng nghe.
3. Hiện tại bạn đang tham gia buổi họp bằng Tiếng Việt



- ❖ Introductions
- ❖ Land Disposition Process & Project Timeline
- ❖ RFP Overview
- ❖ Developer Presentation
- ❖ Q+A
- ❖ Next Steps

Land Disposition Process & Project Timeline

30 Westville Street & Westville Street (Unnumbered)



MOH Land Disposition Process

Under Chapter 30B



- ❖ [M.G.L. c. 30B \(Chapter 30B\)](#) establishes an advertised proposal process that COB must follow in acquiring and disposing real estate property by purchase, sale or rental with a cost greater than \$35,000.
- ❖ **Under Chapter 30B** we are required to conduct an **open and fair competitive process** that places all proposers on common footing, solicit information that will allow **manageable and meaningful comparisons of offers** and base decisions solely on the information solicited. (what we've heard from the community).

MOH Land Disposition Process



1 Identify Site

2 Evaluate Development Feasibility

3 Public RFP
Planning Meetings

4 Issue RFP Including
Community Feedback

5 Advertise/Developer List

6 RFP Pre-Applicant
Conference

7 Review RFP Responses
for eligibility

8 Developer Presentation

9 Tentative Developer
Designation

10 Developer financing
and permitting

11 Property transferred
to developer

12 Construction

Project Timeline



Pre-JUN. 2021

Community-led process for the Westville Street parcels

SEP - DEC. 2021

MOH & BPDA sponsored community meeting to evaluate support for rezoning of 30 Westville, and BPDA rezoning approval process.

JAN. 2023

MOH presents eligible applicant to the community via Zoom on Jan. 30, 2023. 10 day public comment period follows presentation.

JUN. 2021

MOH sponsored/presented at multiple community meetings to confirm development goals and best uses.

AUG - OCT. 2022

MOH issued RFP for 30 Westville St and Westville St (Unnumbered). RFP Due Date Oct. 31, 2022.

MAR. 2023

RFP Review Committee will make a developer recommendation to the Public Facilities Commission informed by community feedback.

If approved, designated developer will have exclusive right to purchase the site assuming continued compliance with MOH requirements.

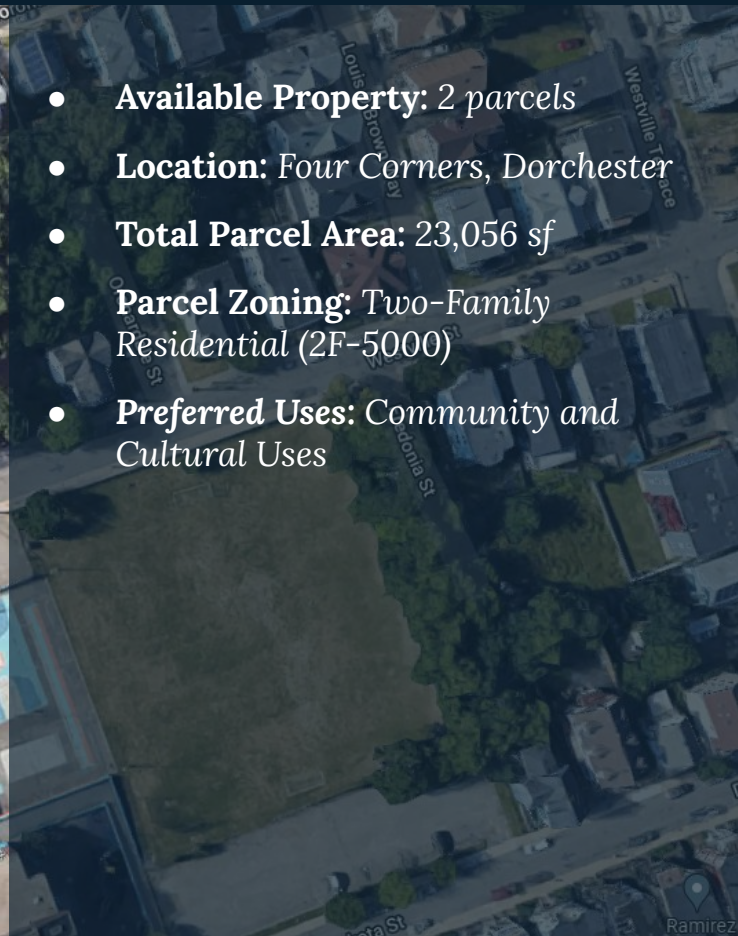
RFP OVERVIEW



RFP Overview



- **Available Property:** 2 parcels
- **Location:** Four Corners, Dorchester
- **Total Parcel Area:** 23,056 sf
- **Parcel Zoning:** Two-Family Residential (2F-5000)
- **Preferred Uses:** Community and Cultural Uses



Preferred Uses:

- *Spaces for community-based health and healing*
- *Services for families including survivors of violence and those impacted by COVID*
- *Afterschool programming*
- *Community kitchen*
- *Co-working spaces*
- *Community gathering space*
- *Open space including peace garden, possibly vegetable garden*
- *Small parking lot*

Design Criteria:

- *Massing of proposed building(s) should align with the height and massing of existing buildings along Westville Street.*
- *Parking to be screened from street views.*
- *Preserve existing mature trees at the unnumbered Westville Street parcel*
- *Meet MOH's Zero Emission Building requirement, including USGBC's LEED Silver requirements.*

LOUIS D. BROWN PEACE INSTITUTE





THE FUTURE HOME OF
**LOUIS D. BROWN PEACE
INSTITUTE**
CENTER OF HEALING, TEACHING & LEARNING





FAMILIES



SERVICES & OUTREACH

Services that are consistent and compassionate for families of murdered loved ones and families of incarcerated loved ones to prevent cycles of retaliatory violence.

COMMUNITY



ADVOCACY & AWARENESS

Advocacy for policy that promotes dignity and compassion for all families impacted by murder.

SOCIETY



TRAINING & EDUCATION

Training that instills the value of peace and equips providers, educators, criminal justice/public health professionals and institutional stakeholders to respond equitably and effectively to families dealing with murder, trauma, grief and loss.

Founded in 1994 to teach young people the value of peace and community and to provide support services for Survivors of Homicide Victims.

BUILDING ON DECADES OF INVESTMENT AND PARTNERSHIP



DIVERSE DEVELOPMENT TEAM



Owner / Proponent
W/MBE

General Contractor
MBE



MCR Construction,
Inc.

Development Advisor



Sustainability
WBE



Architect



Lighting
MBE



Landscape Architect



Civil Engineer
WBE



Structural Engineer
MBE



MEP/FP
W/MBE






















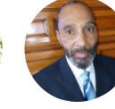




DEVELOPMENT TEAM EXPERIENCE



DIVERSITY AND INCLUSION PLAN

- The development team is a highly diverse group of consultants, architects, engineers and construction managers.
- The Peace Institute requires the development team to hire as many people as possible from the Dorchester neighborhood.
- The construction crew working on the project is anticipated to be served by a high percentage of members of minority communities.

					
Chaplain Clementina Chéry Founder, President and CEO Peace Institute	Rachel Rodrigues Co-Executive Director Peace Institute	Alexandra Chéry Dorrelus Co-Executive Director Peace Institute	Shaulita Isia Francis Communications and Marketing Manager Peace Institute	Kaine Nicholas Executive Director Cooperative Development	Kyle Metzger Grants Manager Peace Institute
					
David Bracken Development Consultant Bracken Development	Manuel Reynoso General Contractor MCR Construction	Michael LeBlanc, AIA Principal-in-Charge Utile	Nick Buehrens, AIA, CPHC® Associate Principal Utile	Cherry Yang, AIA Project Architect Utile	Jeff Geisinger, AIA, LEED AP, CPHC® Director of Sustainable Design Utile
					
Cyrus Dahmud Director of Research Utile	Sierra Bainbridge Principal-in-Charge MASS	Gabriel Hernández Solano Senior Designer MASS	Marcus Wilford Senior Designer MASS	Edward Bartholomew Principal-in-Charge Bartholomew	Alana Shepherd Project Manager Bartholomew
					
Insiya Divan Senior Designer Bartholomew	Stephen R. Garvin Principal-in-Charge Samiotes	Claudia Ponce de León Project Engineer Samiotes	Raymond McCrary Principal-in-Charge RWM Engineering	Sonia Barrantes CEO Ripcord	Samira Ahmadi Principal-in-Charge enviENERGY

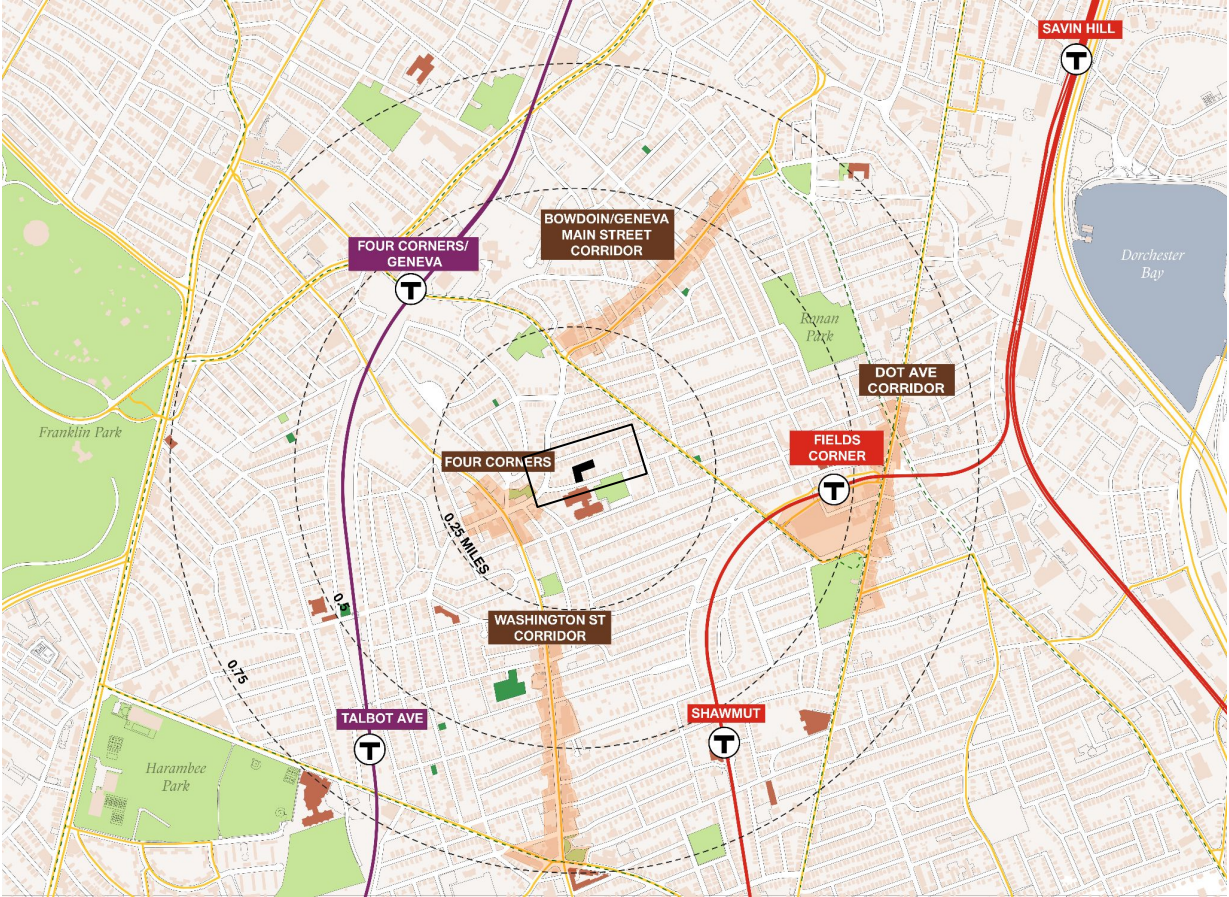
PROJECT COSTS

	<u>TOTAL</u>	<u>/GSF</u>
LAND COSTS		
Land Purchase Price	29,000	1.43
Land Closing Costs	25,000	1.23
Total Land	\$54,000	\$2.67
HARD COSTS		
CONSTRUCTION COSTS		
MCR Estimate	8,741,000	
Construction Cotingency	5.00%	437,000 21.58
Utility Costs During Construction	100,000	4.94
Total Construction Costs	\$9,278,000	\$458.20
HARD COSTS CONTINGENCY & ESCALATION		
Owners Contingency / Cost Escalation	9.0%	835,000 41.24
Total Hard Cost Contingency	\$835,000	\$41.24
Subtotal Hard Costs	\$10,113,000	\$499.43

The Peace Institute will be raising \$15M, which includes funding the \$13.37M Project Costs as well as \$1.63M to cover Reserves to Support Building Operations.

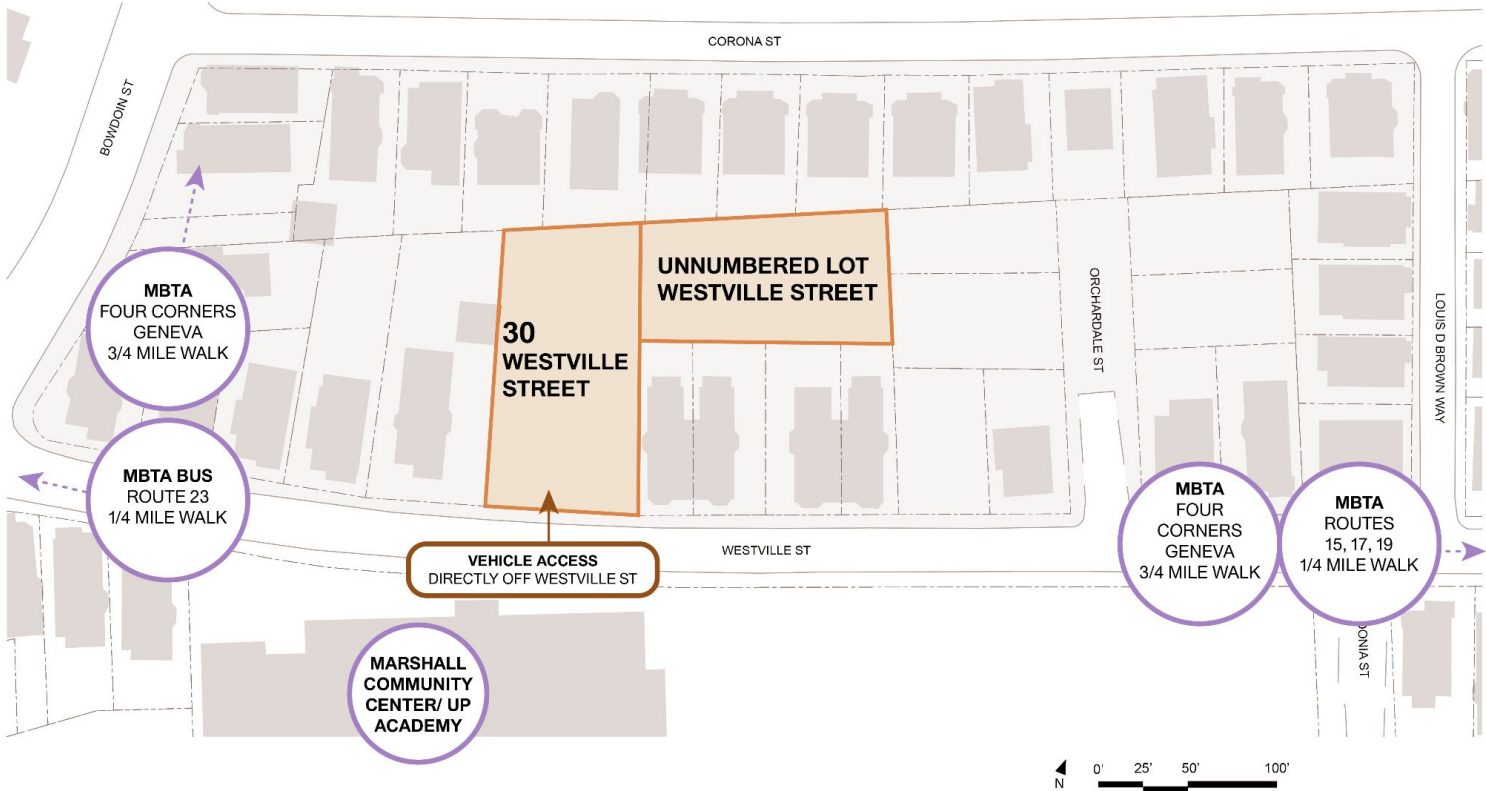
	<u>TOTAL</u>	<u>/GSF</u>
SOFT COSTS		
DESIGN FEES		
Total Design Fees	\$1,496,000	\$73.88
FEES, TESTING & INSPECTIONS		
Total Fees, Testing & Inspections	\$190,000	\$9.38
ONSITE, OVERHEAD, & PRE-OPENING MGMT		
Total Overhead	\$455,000	\$22.47
LEGAL, FINANCE & INSURANCE		
Legal	95,000	4.69
Project Expenses	41,000	2.02
Insurance	185,000	9.14
Total Legal, Finance & Insurance	\$321,000	\$15.85
Contingency		
Owner Soft Cost Contingency	200,000	9.88
Total Contingency	\$200,000	\$9.88
FF&E		
Total FF&E / Signage	\$541,000	\$26.72
Subtotal Soft Costs	\$3,203,000	\$158.18
Total Development Costs	\$13,370,000	\$660.28

30 WESTVILLE SITE



- LEGEND**
- OPEN SPACE
 - COMMUNITY GARDEN
 - SCHOOL
 - COMMERCIAL HUB
 - RED LINE
 - COMMUTER RAIL
 - BUS ROUTE
 - BIKE LANE

30 WESTVILLE SITE



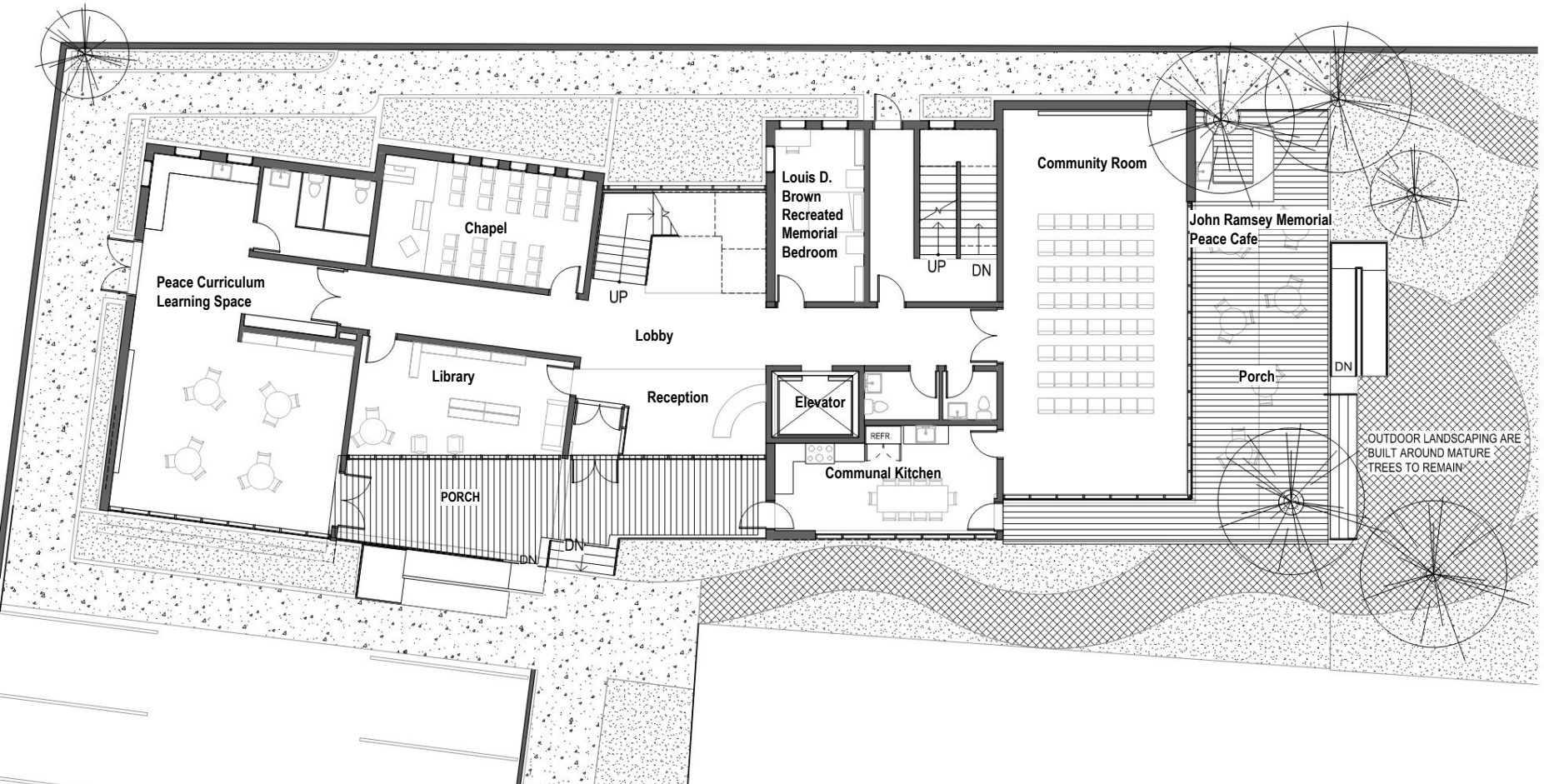
30 WESTVILLE PLAN



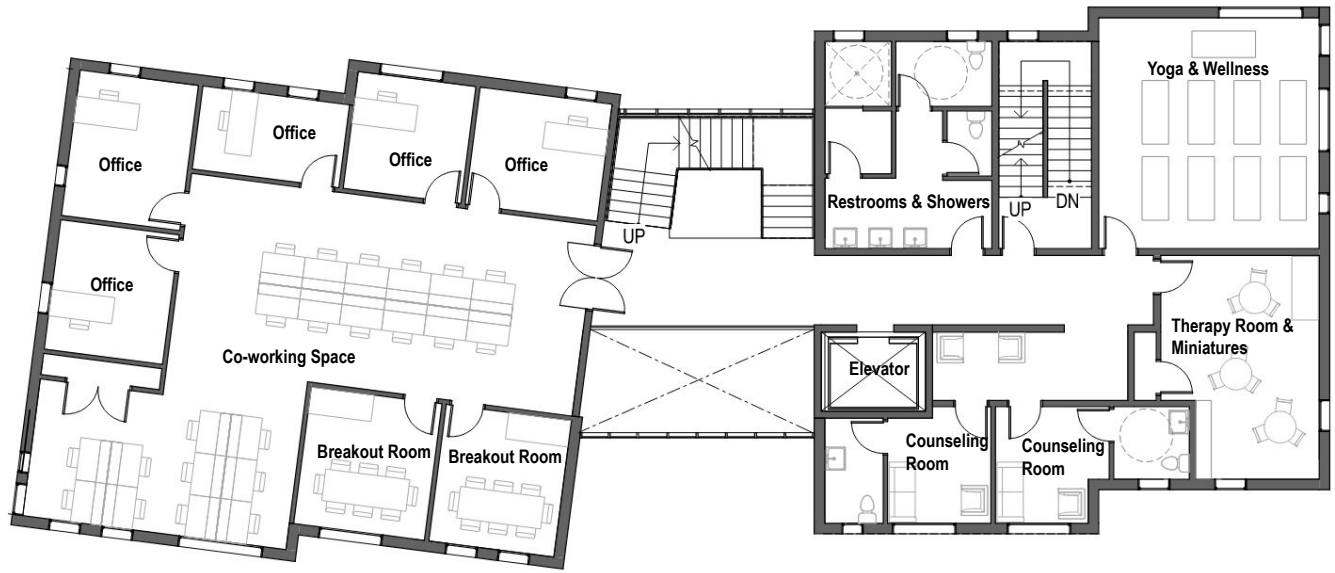
30 WESTVILLE PLAN



GROUND FLOOR PLAN



LEVEL 2 FLOOR PLAN



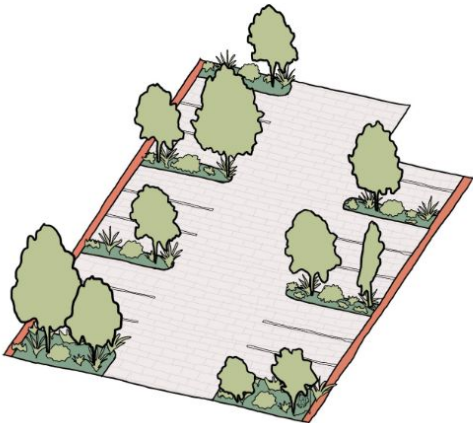
LEVEL 3 FLOOR PLAN



OPEN SPACE & PUBLIC REALM

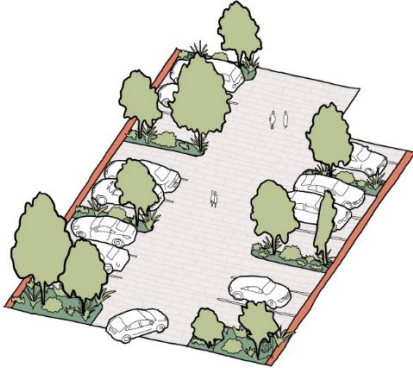


OPEN SPACE & PUBLIC REALM

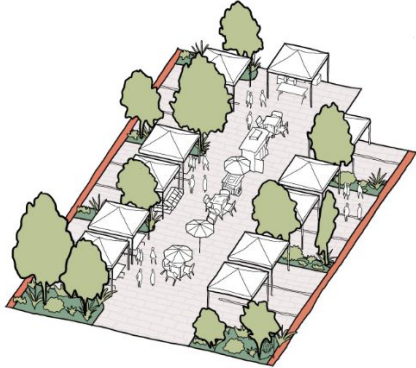


GREEN PARKING LOT

PERMEABLE PAVERS FOR WATER ABSORPTION
CONSIDERING THE SITE'S SLOPE. PLANTING BEDS
FOR SHADING WHILE CREATING SMALLER NICHES
FOR PROGRAMMING



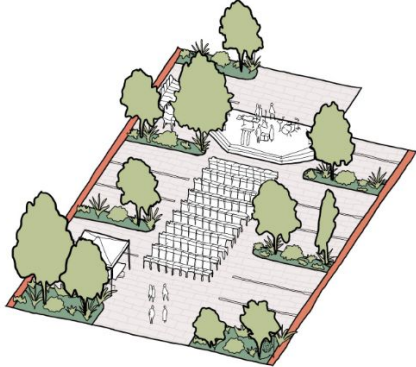
PARKING



FARMER'S MARKET/ JOB FAIR



BLOCK PARTY



COMMUNITY GATHERING/ TOWNHALL

OPEN SPACE & PUBLIC REALM





THANK YOU!

NEXT STEPS

Additional comments may be submitted **until February 10, 2023.**

At the conclusion of the Comment Period, the review team will recommend a developer designation decision to MOH, based on review of the proposal against RFP Evaluation Criteria and all public comments.

Comment at:

bit.ly/30westvillecomment

or via email to:

stephanie.silva2@boston.gov



The meeting will be recorded and shared on the *Building Housing* project page along with a copy of the slides.

The *Building Housing* project page also includes additional information, a development timeline, and the option to register to receive email updates.

Building Housing Project Page:

bit.ly/30westville



THANK YOU!

Other Questions or Comments?

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