



## **151 Cambridge Street (West End Library) RFP, Applicant Conference Q+A**

Date Hosted: 4/28/2023

Meeting recording and slides available at:

<https://bit.ly/westendlibraryhousing>

- 1. Regarding the reference in the RFP to demolition of the existing library, should applicants include the cost of demolition and the cost of relocation of library materials?**

Applicants should include the anticipated costs of demolition of the existing building. In the Programming Study completed in 2021, a preliminary cost estimate anticipated approximately \$200,000, or \$15/square foot, to demolish the existing building, as well as a hazardous waste allowance of approximately \$275,000, or \$20/square foot. (It is the responsibility of the Applicant to verify the costs of these activities when preparing the project budget.)

Applicants do not need to include the cost of relocating library materials. The Boston Public Library (BPL) will take responsibility for the cost of moving out of the existing building prior to demolition and construction.

- 2. When does the Boston Public Library expect to begin the fit-out of the new library space? What will be the timing of coordination between the selected developer and the BPL?**

The fit-out of the library space is planned to begin as soon as the City of Boston team has “sign-off” on construction of the core and shell structure – most likely when substantial completion is reached. The BPL team, working with its own selected architect, will work



backwards from this milestone to coordinate as needed on the design and procurement steps that lead up to the fit-out work commencing.

**3. Can any of the Faircloth units be larger than one-bedroom units? What is the rationale for limiting these units to one bedroom?**

No, the Faircloth units built in partnership with the Boston Housing Authority (BHA) must all be one-bedroom units. The BHA team consulted with the Department of Housing and Urban Development (HUD) about federal requirements that prohibit the creation of family-sized public housing in high-rise construction. The likelihood of BHA receiving a waiver from this restriction is very low, and would require significant additional coordination. With this in mind, the City of Boston and the BHA determined that no Faircloth units can be family-sized.

**4. Will the Boston Housing Authority (BHA) consider contributing any capital funds to the development and construction of the Faircloth units?**

No, the BHA will not contribute capital funds to this project.

**5. Will the project be subject to prevailing wages?**

Yes: because this project will entail construction of a mixed-use building that includes a public use, on land that will remain under City ownership, it is expected that it will be subject to Davis-Bacon prevailing wage standards.



**6. Will the Faircloth units count toward the Mayor's Office of Housing's (MOH) requirement for Homeless Set-Aside units? Alternatively, will the Faircloth units count toward the requirement that at least 10% of total units be restricted at or below 50% of Area Median Income (AMI)?**

The City of Boston's policy for Homeless Set-Aside Units, which includes the definition of "Homeless Households" used in determining eligibility for these units, can be found in MOH's directory of Housing Policies: <https://www.boston.gov/departments/housing/policies>

At this time, MOH does not anticipate that Faircloth units are guaranteed to meet the City's Homeless Set-Aside Policy. In the evaluation of proposals, MOH will not count Faircloth units toward the requirement that 10% of total units be Homeless Set-Aside Units.

MOH will count Faircloth units toward the requirement that 10% of total units be restricted at or below 50% of AMI and/or the requirement that an additional 10% of total units be restricted at or below 30% of AMI for any project requesting funding above MOH's cap of \$1.5 million.

**7. Will MOH design guidelines apply to the Faircloth units?**

Yes. The Boston Housing Authority follows the [Mayor's Office of Housing's design standards](#).

**8. Can you speak more about the community engagement process following the June 15th submission of applications? Will it be a multi-step process, and will there be an opportunity for applicants to**



### **integrate comments and feedback received?**

Immediately following the submission of applications on June 15, and the determination by the City of Boston of eligible applications according to the minimum eligibility criteria laid out in the RFP, a public meeting will be scheduled to allow all eligible applicants to present their proposals to the public. This meeting will be an opportunity for community members to review the proposals, ask questions, or give comments. There may be more than one such meeting if the total number of eligible applications makes that necessary.

At the same time, MOH will post all eligible applications online for public review, and for a period of time of at least ten days, will accept any comments or questions submitted via email, in writing, or by phone.

**9. The RFP specifically mentions Minority-Owned Business Enterprises (MBEs) in its added consideration of development teams that include at least 25% MBE ownership or where at least 25% of soft costs go to MBEs identified in the application. Are Women-Owned Business Enterprises (WBEs) included in this?**

The RFP states that, when evaluating the Equity and Inclusion Plan of eligible applications, “MOH will take into account development teams with a certified minority-owned business enterprise (MBE) with ownership of 25% or more of the proposed project, or development teams where 25% or more of softs costs go to MBE consultants identified at the time of application.” This is specific to Minority-Owned Business Enterprises (MBEs). However, while WBE



participation is not factored into the calculation described above, respondents are still highly encouraged to include WBEs in the development team, and MOH will take this participation into account during the evaluation phase.

**10. On page 32 of the RFP, Section 8: "Permits/Licenses" states "The Applicant must include a list of relevant business permits/licenses (with expiration dates) for development projects in planning." Can you expand on this statement, and clarify what is meant by expiration dates?**

If the Applicant's proposal includes members of the development team with a business permit or license – for example, a General Contractor providing construction cost estimates – the details of the permit(s)/license(s) should be detailed in the application, including the expiration date(s).

**11. When will a recording of this meeting be made available?**

By May 5, a recording of the Applicant Conference will have been posted on the project page: <https://bit.ly/westendlibraryhousing>

**12. Can MOH share a list of participants in this Applicant Conference?**

Yes, the list of attendees of the Applicant Conference is a matter of public record, and is included below. City of Boston staff are listed first and denoted by their office.



Joe Backer, Mayor's Office of Housing  
Stephanie Silva, Mayor's Office of Housing  
Paige Roosa, Mayor's Office of Housing  
Carol Owens, Mayor's Office of Housing  
Alison Ford, Boston Public Library  
Khin That Mar, Boston Public Library  
Taylor Cain, Boston Housing Authority  
Laurie Gould, VIVA Consulting (on behalf of Boston Housing Authority)  
Caitlin Coppinger, Boston Planning and Development Agency  
Kennedy Avery, Office of Councilor Bok

Michael Suriano	Geoffrey Lewis	Elizabeth Paliga
Robert Anderson	Erin Demiray	Peyton Flory
Bryan Irwin	Kate Bennett	Andy Waxman
Edward Fleck	Megan Altendorf	Donna Brown
Mark Donegan	Meena Jacob	Derrick Chery
Conor Downey	James Downing	Christoph Stump
Laura Martin	Karmen Cheung	Jonathan Garland
Gary Kane	David Block	Clifford Boehmer
Tom Beard	Shannon Fish	Danna Ransom
Zeina Talje	Milton Baxter	Andres Bernal
Clara Wineberg	Francis Goyes	Aida Diakite
Julie Creamer	Paul Lillehaugen	Rodger Brown
Alex Finigan	Karolina Hac	Emilio Dorcery
Allison Laudicina Kahl	Donald Alexis	
Sam Stenecker	Lydia Scott	