

City of Waltham

Jeannette A. McCarthy
Mayor

CITY OF WALTHAM
CITY CLERK'S OFFICE

2017 SEP 21 A 11: 18

RECORDED

September 21, 2017

TO: The City Council
RE: Air Rights Evaluation Committee Results

Dear Councillors:

As I indicated to you on September 7, 2017, I would forward to you the Evaluation Committee's report.

Enclosed please find the Evaluation Committee's Results of the bid for Air Rights 230-234 Moody Street RFP.

Thank you.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

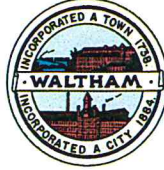
Enclosure

cc: Joseph Pedulla

*City of Waltham
Waltham, Massachusetts
Purchasing Department*

*Joseph P. Pedulla, MCPPO
Chief Procurement Officer*

*610 Main Street
Waltham, MA 02452
Tel: 781-314-3244*



TO: Mayor Jeannette A. McCarthy
FROM: Joe Pedulla
DATE: September 20, 2017
RE: Air Rights, 230-234- Moody St. - Bid Review Committee Results

Madam, Mayor,

I am attaching the evaluations of the Air Rights bid by the Bid Review Committee formed by Catherine Cagle - Planning Director, William Forte- Superintendent of Buildings and Michael Chiasson - CPW Director. Even though there are some positive aspects to the Micol LLC bid response; in general, the committee feels the response does not comply with the conditions of the bid.

Regards

Joe Pedulla

cc. Cagle, Catherine
Chiasson, Michael
Forte, William

Attachments

RECEIVED
SEP 20 2017
MAYOR'S OFFICE

Consultant Selection Qualifications - Ranking Form
City of Waltham

PROPOSAL A

Project: Air Rights, 230-234 Moody Street

Date: 9/15/2017

Reviewer

Company	M. Chiasson	C. Cagle	W. Forte	Average	RENTAL STREAM	Total Weighted Score
	Technical			67 Points	33 Points	
MICOL, LLC	0	0	0	0.0	\$ -	0.0

Note: **RENTAL STREAM: (Score of 1-5).** A score of 1 will be given to a proposer who offers \$1.00 per year. Higher score for more money

Criteria 1: No - did not meet minimum RFP requirement of providing 90 physical spaces.

Criteria 2: No - did not meet RFP requirement of providing a rental stream as required by the RFP.

Lump sum offered to the city to construct parking elsewhere which was not what RFP requested.

Consultant Selection Qualifications - Ranking Form

City of Waltham

PROPOSAL B

Project: Air Rights, 230-234 Moody Street

Date: 9/15/2017

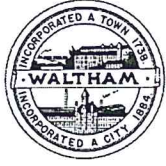
Reviewer

Company	M. Chiasson	C. Cagle	W. Forte	Average	RENTAL STREAM	Total Weighted Score
	Technical			67 Points	33 Points	
MICOL, LLC	0	11	0	2.5	\$ 1.00	3.5

Note: **RENTAL STREAM: (Score of 1-5).** A score of 1 will be given to a proposer who offers \$1.00 per year. Higher score for more money

Criteria 1: Yes - met minimum RFP requirement of providing 90 physical spaces (1 point per evaluation criteria) and provided additional 108 spaces (10 points bonus per evaluation criteria)

Criteria 2: Yes - the evaluation criteria require a score of 1 point to be given to a proposal that offers \$1 per year. Lump sum offered to the city to construct parking elsewhere which was not what RFP requested.



CITY OF WALTHAM
PLANNING DEPARTMENT

119 SCHOOL STREET
WALTHAM, MASSACHUSETTS 02451
781-314-3370 781-314-3376 (fax)

CATHERINE CAGLE
PLANNING DIRECTOR

MEMORANDUM

TO: Joe Pedulla
FROM: Catherine Cagle
DATE: September 15, 2017
RE: Review of 230-234 Moody Street, Waltham, MA

The Proposal Review Committee (PRC) received one Application to review in response to the City's Request for Proposal for a *'Lease (term of 99 years) of Air Rights Above a Portion of the Parking Lot Located at 230-234 Moody Street, Waltham MA.'*

The RFP required at least 90 public parking spaces be and to create an annual rental stream for the 99 year lease. The PRC members were asked to score the application using the two evaluation criteria: 1. Number of Parking Spaces, 2. Rental Stream and apply the scoring criteria as defined in the proposal. To satisfy this request, I completed a scorecard for the application's two proposals; however, I do not support the highest scoring option.

Proposal A: Build zero public parking spaces and provide no rental stream. Instead this proposal would build 98 private parking spaces in the air right and provide \$1, 800,000 for the City to build public parking at another location. This proposal does not satisfy either evaluation criteria required by the proposal.

Proposal B: Build 198 public parking spaces (five decks located in air right) and provide \$1 a year in rental stream. This proposal does meet both requirements of the evaluation criteria required by the proposal and scored the highest.

Despite the fact that Proposal B scored the highest on the evaluation criteria I do not recommend it be accepted and believe it would have very negative impacts on public access, use of the adjacent Charles River Reservation and the character of the neighborhood (Charles River). It would further narrow and constrict passage for people walking/bicycling on the trail that connects downtown Waltham with Cambridge and Boston.

Neither proposal provided enough site plan or detail information to be able to evaluate the impact of new parking in the overall site context of the Charles River, Embassy Plaza, Moody Street connection to the Charles River Reservation.

PROPOSAL "A"

Consultant Selection Qualifications - Ranking Form
City of Waltham - Planning Department

Project: Air Rights, 230-234 Moody Street Scorer: William Forte Date: 9/15/17

MICOL, LLC

Provide for Min. 90 additional parking spaces (score 1-5).

3

See page 8, Sect VII Evaluation Criteria paragraph B1 of the

1 additional point for each additional (more than 90) 10 prkg spaces

0

TOTAL SCORE

NOTE

PROPOSAL "A" DOES NOT PROVIDE THE MINIMUM NUMBER OF SPACES AND THE PURCHASE OF A NEW PARKING STRUCTURE AT 20,000 PER SPACE (1.8 million) WILL NOT ADEQUATELY COVER THE COST OF CONSTRUCTION. IE BOSTON @ 40,000 PER SPACE

[Handwritten signature]

PROPOSAL "B"

Consultant Selection Qualifications - Ranking Form
City of Waltham - Planning Department

Project: Air Rights, 230-234 Moody Street Scorer: William Forte Date: 9/15/12

MICOL, LLC

Technical Evaluation = 67pts

Provide for Min. 90 additional parking spaces (score 1-5).

5

See page 8, Sect VII Evaluation Criteria paragraph B1 of the

1 additional point for each additional (more than 90) 10 prkg spaces

0

TOTAL SCORE

NOTE:

PROPOSAL "B" WILL PROVIDE ADIUTIVE SPACES PER THE REQUIREMENTS OF THE R.F.D. BE ADVISED THAT ADIUTIVE SPACES MAY BE REQUIRED FOR THE NUMBER OF RESERVED SPACES FOR THE NOTE



Consultant Selection Qualifications - Ranking Form
City of Waltham

Project: Air Rights, 230-234 Moody Street

Date: 8/15/17

Company	Reviewer			Average 67 Points	RENTAL STREAM 33 Points	Total Weighted Score
	M. Chiasson	C. Cagle	W. Forte			
MICOL, LLC	0	0	0	0.0	\$ 0.33	0.3
		0.3 B.5	A B			

Note: RENTAL STREAM: (Score of 1-5). A score of 1 will be given to a



Pedulla, Joseph

From: Chiasson, Michael
Sent: Tuesday, September 19, 2017 1:26 PM
To: Pedulla, Joseph
Subject: RE: Air Rights

Joe,

I don't think that either option presented by the bidder meets the conditions the City set in the Request for Proposals so I do not feel that I can score either proposal. Here are some of my reasons for concern.

The Request for Proposals states:

The City will continue to own and collect parking fees from the ground level parking (page 2 Condition #2).

Proposal A states the Micol LLC will build a single deck above the existing parking lot. This will provide 98 parking spaces to be used exclusively for the benefit of the hotel.

This is the opposite of what the City is looking for. The City wants to maintain ground level parking for the public. Also, Traffic Commission voted to allow air rights to be leased, they did not vote to allow the existing public parking area to be leased.

The RFP also states that 90 total spaces be dedicated for public parking on the locus.

Proposal A is offering to pay the City \$1.8 million for the city to use to build additional spaces in another parking lot in Waltham, and that the money would not be given to the City until after it is issued a certificate of occupancy.

This proposal is very concerning. It seems like a way for Micol to hold us hostage with the permitting. I am also concerned with the amount of money being offered, is it enough, is it too much. What happens if we can't build at another location? Also, the RFP says the additional parking spaces are to be built on the locus. Proposal A is saying to build it somewhere else.

Proposal B

The RFQ States The City will continue to own and collect parking fees from the ground level parking (page 2 Condition #2).

Proposal B proposes that the ground floor and first level would be dedicated to the hotel, and levels 2-5 would be public spaces.

This is the opposite of what the City is looking for. The City wants to maintain ground level parking for the public. Also, Traffic Commission voted to allow air rights to be leased, they did not vote to allow the existing public parking area to be leased.

I do not feel that either proposal meets the requirements of the RFP.

If you have any questions regarding my response feel free to contact me.

Sincerely,

Michael Chiasson

Director
Consolidated Public Works

From: Pedulla, Joseph
Sent: Friday, September 08, 2017 2:21 PM
To: Chiasson, Michael <mchiasson@city.waltham.ma.us>; Cagle, Catherine <ccagle@city.waltham.ma.us>; Forte, William <wforte@city.waltham.ma.us>
Cc: Mayor <mayor@city.waltham.ma.us>
Subject: FW: Air Rights

You have been selected by the mayor to serve as the Evaluation Committee for the "Air Rights, 230-234 Moody Street" bid response (only one company responded). Please review the entire bid response (Scanned Bid Response, Micol file) and Bid (Lease Air Rights Moody Street RFP file).

The evaluation Criteria that you must follow is outlined in **Section VII- Evaluation Criteria, Paragraphs B1, B2 and C (pages 8 and 9)**. I have also attached a bid evaluation Sheet in excel format (Bid Evaluation Weighted, Air Rights file). There are 4 tabs to this Spreadsheet. One for each of you with your name plus a summary sheet which will automatically totals your score once the data is entered. The Scoring process is a private process that is not shared with the other committee members until each of you completes the score. Print your individual score sheets, score each of the two standards. When you have completed your individual score sheet one of you should plug in the scores into the "Summary" sheet for the final tally. Report the results and your recommendations to the Mayor. Send in copies of your score sheets and summary to purchasing to include in the bid folder.

Please complete the Evaluation by Friday Sept 15, 2017

Thank you

Joe

From: Mayor
Sent: Wednesday, September 06, 2017 12:36 PM
To: Pedulla, Joseph
Subject: Air Rights

Joe,

Pursuant to the RFP, the Evaluation Committee is required to evaluate the proposals:

One representative from Planning Department,
One representative from Building Maintenance, and
One representative from CPW.

Please have that done.

Thank you.

Sincerely,
JAM