



TOWN OF BRAintree

REQUEST FOR PROPOSALS (RFP)
ADDENDUM #2

**DISPOSITION OF TOWN PROPERTY –
44 ALLEN STREET**

Release Date: September 24, 2020

DUE: October 8, 2020 at 12pm (noon)

Contact:

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Addenda #2

Issued: September 24, 2020

Questions and Responses

1. Has there been any public input on what kind of development the community wants on the site?

Please see previously provided documents: BELD Brownfield Revitalization and Community Engagement (2010) and BELD Pre-Development Feasibility Study (2014)

2. A site of this size seems like it can handle more than 35 units. Is it possible to do more units here?

The nature and type of all proposals will be carefully considered by the Town, however it is the preference of the Town to keep the number of units within the original assessment.

3. Given the parcel's size, transit-oriented nature and expectation of community benefits, we believe that a bigger project would not only be warranted, but necessary. For example, if the zoning is 4 stories, could we not add 2 stories to the Switch House in addition to a new 4-story building?

The BWLD District Zoning allows by Special Permit increased height if approved by the Planning Board (SPGA Authority). If this were to be an option, the SPGA would want to know that the building structurally could support the weight of additional stories as part of the applicant's submission.

4. The RFP suggests that you would like structural drawings as part of the submission. Please confirm what is meant by this. This type of request isn't typical of a conceptual RFP submission.

Please provide conceptual building elevations and views (to understand the height and the architectural appearance) and floor plans conceptually.

5. Can you confirm what part of the site is 100 year floodplain?

Bidders should be directed to the FIRM Maps for this answer because it varies on the site.

6. Do you have drawings of the switch house?

No.

7. Under Section III Minimum Conditions, number 2 states that the Town prefers an adaptive re-use of the "Switch House". Our question is if our response to the RFP includes demolishing the "Switch House", would our proposal be considered "non-

responsive” or disqualified? Is it acceptable to propose a plan that does not include re-use of the “Switch House”?

Adaptive re-use of the main portion of the Switch House (i.e., the section constructed in 1948) is preferred, but not required. A proposal that includes demolishing the Switch House will not be disqualified.

8. It is our understanding that the Monatiqot River is tidal. Should we assume that no compensatory storage/replication would be required for filling within the flood plain?

Yes, the Monatiqot River is tidal. Coastal tidal does not require compensatory storage, but does require habitable space to be above base flood elevation and the Town’s Zoning Bylaws. The Zoning Bylaws Section 135 – 608 has more requirements relative to habitable space and floodplain and can be found here: <https://www.ecode360.com/BR0732>

9. Who owns/maintains the retaining wall along Allen Street?

The retaining wall is generally located along the property line and portions of the retaining wall may or may not be on private property. Any proposal for the property and impacts due to the retaining wall would be considered during site plan review.

10. Can the portion of the retaining wall along Allen Street that is integral to the “Switch House” remain in place as a retaining wall?

Any proposal submitted would be considered under site plan review.

11. Can the retaining wall along Allen Street be buried in place rather than replaced?

Any proposal submitted would be considered under site plan review.

12. Are there any structural certifications or studies available as to the integrity of the existing sea wall?

No.

13. Is the lease for the dock space required to be transferred to the new owner?

The existing docks are under lease with Braintree Yacht Club.

14. Can the sewer overflow manhole be relocated?

No.

15. Can the sewer easement be moved?

No.

16. Are there any testing results for the monitoring well(s) on site?

All reports relative to 21 E issues are posted on the Massachusetts Department of Environmental Protection (MassDEP) website.

17. Do you have any plans for the proposed River Walk that you can share with us?

Not at this area.

18. Who will be responsible for constructing the river walk?
This is to be determined upon finalizing the sale of the property.
19. Who will be responsible for maintaining the river walk?
This is to be determined upon finalizing the sale of the property.
20. Will the site require any AUL's or deed restrictions regarding environmental matters?
This question must be referred to MassDEP.
21. Please confirm that the basement garage parking doesn't count as one of the four allowable stories.
The basement parking garage does not count as one of the four allowable stories.
22. Will the town be taking on any additional environmental cleanup on site prior to the sale?
No.
23. Is there a buyout option for the affordable units?
No.