

Request for Pre-Qualification

Town of Nahant

Redevelopment of Town Owned Military Housing at Bass Point.

February 4, 2008

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. All housing units generated as a result of redevelopment shall be for sale housing. 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 Prequalification Guidelines

Only developers that are pre-qualified by the Town of Nahant Military Housing Design and Development Committee shall be forwarded the Request for Proposal (RFP). It is estimated that developers will be notified of pre-qualification approval on or before April 18, 2008. It is estimated the RFP will be forwarded to pre-qualified developers no later than May 2, 2008.

Developers interested in RFP pre-qualification are requested to send firm vitae, firm contact person information, and a brief written submission that addresses the items below. The Committee will find that a developer is qualified to receive the RFP if the submitted information attains at least 10 points from the items listed below. However, in no instance will a developer be deemed qualified if there is more than one item with a score of 1 point. Further, if a developer cannot score more than one point for any specific item below, the developer shall not be deemed to be qualified.

- a. Previous experience with residential developments of at least 25 total units.
 - 1 point for at least 1 project
 - 2 points for 2 to 3 projects

- 3 points for 4 or more projects.
- b. Knowledge and experience with public presentations for projects requiring approval from public boards and or committees.
- 1 point for at least 1 project
 - 2 points for 2 to 3 projects
 - 3 points for 4 or more projects.
- c. Years of development experience.
- 1 point for at least 3 years
 - 2 points for 4 to 6 years
 - 3 points for 7 or more years
- d. Completed and approved 40B development projects.
- 1 point for 1 project
 - 2 points for 2 projects
 - 3 points for 3 or more projects
- e. Favorable References for completed projects.
- 1 point for 1 reference
 - 2 points for 2 references
 - 3 points for three references.

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