

**Questions for National Park Service
RFP, Hoosac Stores
April 4, 2014**

A. Summary

1. Property Offered for Lease

- Is there any additional information available regarding the condition of the building and premises, i.e. historic structures report, structural reports or environmental investigations?
There is no historic structures report for Hoosac Stores.
- If no existing information is available, at what point in the process would NPS allow exploratory work to establish structural and environmental baselines?
Potential offerors are more than welcome to schedule any consultants to come in and do any non-invasive inspections. This would need to be scheduled with the park.
- Is there a legal description and recent survey of the site and is that accessible? If not, will this be a Developer or NPS responsibility?
Legal description and survey are attached.
- Are there any title restrictions affecting the Premises?
None that are in NPS records.
- Is there any information available with regards to existing utilities? E.g. location/capacities of water, sewer, electric, gas?
According to NPS documentation, there is a ¾" water main that feeds the building, there is no gas line connected and no meter. No information on current electrical capacity. Proposer should assume that the building will require all new utilities.

2. Uses of Leased Property:

- Is residential a prohibited use? Are there any prohibited uses?
No. Please see RFP for criteria for use.

3. Term of Lease

- Is there any flexibility on extending the lease term?
Per 36 CFR 18.10, "No lease shall have a term of more than 60 years. Leases entered under the authority of this part may not be extended, except that, leases with an initial term of one (1) year or more may be extended once for a period of not to exceed one (1) additional year if the Director determines that an extension is necessary because of circumstances beyond the Director's control."
- Would NPS consider a residential lease model similar to other successful ground lease residential models?
The NPS is only considering uses as described in the RFP.

4. Fair Market Value Rent

- Would NPS prefer a fixed rental rate increased by fixed rate over time, or would NPS consider a rate based on actual performance, subject to a floor rental rate?
NPS will consider all offers as long as they are at or above the Fair Market Value Rent determined by an appraisal.

D. Rehabilitation Guidelines

While the RFP does make mention of changes and additions, proponent is seeing clarification regarding the following:

- Does the NPS have limitations on rooftop additions?
Limited rooftop additions may be considered as part of the overall proposal and subject to 106 compliance and compatibility with local zoning.
- Are there limitations on new construction in lot adjacent to the building?
New construction in the adjacent lot may be considered as part of the overall proposal and subject to 106 compliance and compatibility with local zoning.
- What is the extent of flexibility with regards to new fenestration on the west, north and south walls?
Existing openings may be converted into windows in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Additional openings may be considered subject to the review requirements of Section 106 of the National Historic Preservation Act, as amended. Any project found to have an adverse effect on the property will be required to mitigate this effect to the satisfaction of the NPS and the Massachusetts Historical Commission.

E. Proposal Content

2. Information Requested

i. Public Agency Approvals

- Are there any special rules, ordinances or overlay districts from NPS or the Charlestown Navy Yard that would affect the property and require compliance, beyond what is identified in the RFP?
None that have been identified at this time.
- Has NPS discussed with the City of Boston whether the owner of the lease will be obliged to pay real estate taxes or make some other arrangement with the City with regards to real estate taxes?
Lessee is responsible for any and all taxes and assessments related to the premises. There have not been any discussions with the City of Boston.

Additional Questions:

Site/Uses

- Are there off-site land holdings of NPS or other agencies that could be used/rented for parking?
NPS does not have any off-site land holdings available for parking.
- Would NPS consider a joint proposal for Building 125 and Hoosac Stores? Furthermore in the future, could Building 125 and Hoosac Stores be bid jointly in order to consolidate overhead over the two properties?
Both properties are available concurrently. A potential offeror may submit proposals for both properties but they will be evaluated independently.

Environmental

- Will NPS share in any way the cost of any required remedial work, particularly if scope and cost of such work cannot be accurately estimated in advance?
The cost of any and all improvements is the responsibility of the Lessee.

- Are the environmental requirements for NPS properties any different from other federal and state requirements?

NPS environmental requirements are not any different than any other federal agency.