

CITY OF BOSTON • THOMAS M. MENINO, MAYOR

DUDLEY

MUNICIPAL OFFICE FACILITY

SQUARE

REQUEST FOR QUALIFICATIONS



“I HAVE A VISION FOR DUDLEY SQUARE.”

– MAYOR THOMAS M. MENINO

TABLE OF CONTENTS

Mayor's Vision

Goals

Brief History

Planning Context

Physical Description & Existing Conditions

Urban Design Considerations

Economic Development/Community Enhancement

Preliminary Building Program

Summary of RFQ Process







April 2011

Dear Applicants,

It is with great enthusiasm that I present to you this Request for Qualifications (RFQ) for the Dudley Square Municipal Office Facility. As you read through the pages of this book, you will begin to understand our shared vision for the place that is truly the heart of our city, Dudley Square.

This project, located on the site of the former Ferdinand's Furniture building, is a key piece in the revitalization efforts that pays tribute to this community's rich history and positions it for future success. We are incorporating this historic site into the design for a 21st century municipal building that will represent the first realignment of the city's building portfolio in decades – moving the headquarters of the Boston Public Schools, closer to the 56,000 kids they serve and their families. This new facility will also serve to reduce the number of city administrative office buildings to avoid redundant operating costs. The City's presence will help fulfill the area's economic potential and will be the catalyst for Dudley redevelopment.

While Dudley Square has faced challenges in this economic recession, it has seen much progress over the past several years. Dartmouth Hotel and Palladio Hall have been reborn. Hibernian Hall has been transformed into the Roxbury Center for the Arts. The Orchard Park project has been redeveloped into the Orchard Gardens townhouses and new housing for our seniors is under construction. The new Area B-2 police station is under construction. Great things are happening here and I am confident that, with the proper development of this site, an even greater future is ahead of us.

This designer selection will focus on finding design teams that have an approach to design that includes local community engagement. Because we will never know how great Boston can be until Dudley Square is great once again, we will be expecting innovative and sustainable designs so that residents and my administration can work together to ensure the best building possible.

I look forward to working with the community and you – the best and brightest design professionals – in capturing every ounce of the Ferdinand's potential.

Sincerely,

Thomas M. Menino
Mayor of Boston



MAYOR THOMAS M. MENINO'S VISION FOR DUDLEY SQUARE



Dudley Square is the historical heart of Roxbury, and Roxbury is the geographic center of Boston. With its long history as a commercial and civic center, Dudley Square has a wealth of buildings with architectural and cultural significance and is a hub of mass transit.

Despite a period of disinvestment in the late 20th century, Dudley Square remains an important neighborhood center for Boston residents, especially for the African-American community. In the last decade, Mayor Thomas M. Menino, in partnership with community groups and local leaders, has helped guide the revival effort in

Dudley Square, leveraging public investment to attract new private and community-based development.

Palladio Hall, Hibernian Hall, and the Dartmouth Hotel projects are just a few successful examples of private and public cooperation.

Now the City is taking the next step, investing in its public buildings to expand the level of City services in Dudley Square, to create new spaces for local businesses, and to restore the architectural beauty of the area. The public investments envisioned include a new police station, a new entrance for the public library, and most importantly, a new, approximately 125,000 to 175,000 square foot municipal office facility at the restored Ferdinand's Furniture Building site.

The first project, the construction of a new police station on the site of the former Modern Electroplating factory, a blighted brown field on the edge of Dudley Square, will provide state-of-the-art public safety services, and create a new development opportunity on the site of the old police station, a site ideal for street-level retail and residences or offices above. A new entrance to the Dudley Branch Library is envisioned as part of this new development opportunity, providing access to the library directly from the Square.

The second public project—the focus of this RFQ—is the development of a 21st century municipal service and office facility on the site of the historic Ferdinand's Furniture Building. Mayor Menino envisions this project, through a collaborative effort with the local community, as a remarkable opportunity to create a modern, flexible and green municipal office facility that will extend improved City services to the neighborhood, strengthen the public realm, and help inaugurate a new era for Dudley Square and Roxbury.

For this facility to achieve the Mayor's vision, it must embody the values of its citizens and their aspirations for city government. To that end, the Mayor has articulated a set of guiding principles about city government that should be clearly reflected in this new public facility.

ACCESSIBLE AND RELEVANT:

City government and its service must be easily accessible and useful for all constituents. Therefore, the design of the facility should be open, easy to navigate and support public interaction.

COLLABORATIVE AND INCLUSIVE:

City government must facilitate collaboration with and among constituents. Both the design and construction processes for this office facility, as well as the spaces it provides, must be inclusive and encourage collaboration between City workers and the City's residents and businesses, especially those of Dudley Square.

EFFICIENT AND ADAPTABLE:

City government must be able to respond to changing needs of its citizens and be efficient at delivering needed services. The building must therefore be adaptable, flexible and able to be economically transformed in the future to accommodate different City departments and services.

SUSTAINABLE AND ECONOMICAL:

City government must lead by example in the area of sustainability. To uphold the public's trust, the City must be economical in managing public resources and natural resources. The facility must strive to achieve the highest possible standards with regard to the use of sustainable building materials, energy efficiency, water conservation, renewable energy production, durability, and operating expenses. The office facility must incorporate an innovative, adaptive reuse strategy with regard to the existing historic Ferdinand Building shell.

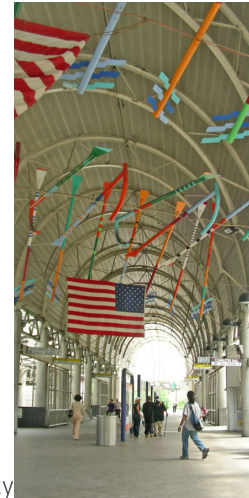
ICONIC AND INSPIRATIONAL:

Government should embody and reflect the highest values and aspirations of its citizens. Mayor Menino's goal is to create in Dudley Square the next great public facility. The architecture and design of the facility and its public spaces must be iconic and inspirational.

The City of Boston is issuing this RFQ to solicit Statements of Qualification from interested architecture/urban design teams to ensure the best thinking and planning for development of a facility at the Ferdinand Block that embodies these basic principles of city government. Submission of Statements of Qualification is the first step in a qualifications-based design procurement process. A Designer Selection Committee (DSC) will review qualifications and conduct interviews. The DSC will be comprised of City of Boston and Boston Redevelopment Authority (BRA) officials, as well as members of the design profession and the community. Teams short-listed from the qualifications review will be given time and guidance materials to prepare for an interview with the DSC. The design firm selected from this process will have the opportunity to negotiate a contract to provide complete design services for the next great public building in Boston, the new Dudley Square Municipal Office Facility.

GOALS

- The fundamental goal of the project is to design a 21st century municipal facility that fits and responds to the site, strengthens the local community, and serves the neighborhood and the City.
- The new facility must contribute to the street and civic/public life at Dudley Square, by including retail spaces and civic uses. These retail spaces must complement the local businesses now located in the Square.
- The facility must provide easily accessible meeting spaces available for community use.
- The intent of the building program is to reflect the priorities of the neighborhood. The facility should contain relevant City departments that deliver services most needed in Dudley Square and Roxbury.
- To demonstrate the Government's accountability to its citizens, the facility must be economical and efficient with its use of natural resources. This facility will strive for the highest achievable and economically viable green design and construction. The facility must be energy efficient, easy and economical to maintain in the long-run, and minimize adverse impacts on the environment.
- To be responsive to changing needs of the City and local community, the facility's organization and layout must be designed to be adaptable and flexible. The facility must be able to be economically transformed to accommodate different users, City departments and new technologies.
- The most important asset of City government is its people. To ensure worker health and productivity and the efficient delivery of services, the facility must promote a healthy and collaborative environment. Workers and visitors should have access to natural light and ventilation. Workers should have a measure of control over their micro-climate. Floor layouts should encourage worker collaboration.
- The rich historical context of Dudley Square and Roxbury must be incorporated into the design of the facility to maintain continuity between the community's future and its past. The approach to design must be sensitive to preservation of the Ferdinand Building.





DUDLEY SQUARE – BRIEF HISTORY

Early History

The Roxbury neighborhood of Boston is one of its oldest, settled in 1630 as a farming community. In the ensuing three-plus centuries, the community has evolved into an urban neighborhood with hundreds of acres of parks and vibrant communities, marked by historic structures knitted together by early roadways.

It was the many natural advantages of Roxbury that attracted settlers in the 17th and 18th centuries. The

gentle topography, stone for building, and access to fresh water helped make it a successful farming community. Its strategic location and subsequent involvement in the American Revolution spurred some rebuilding in the late 1700s and early 1800s.



Dudley Square's Heyday

Throughout the 19th century and into the 20th, Roxbury's farmland gave way to early suburbanization. Housing and commercial developments arose in the neighborhood, including development of the first Ferdinand's Furniture Building site. By 1901, the original wooden structure had been replaced with the current building. That same year, the Dudley Station, an elevated rail terminal, connected Dudley Square to Downtown Boston.

By the early 1900s, the area had grown into a lively collection of retail department stores, hotels, silent movie theaters, financial institutions, and even a bowling alley. Buildings were designed by prominent Boston architects in an assortment of revival styles. By the 1920s, Dudley was known as the "other Downtown." The Ferdinand's Furniture Building anchored the Square as New England's largest furniture retailer.

The five-story limestone and yellow brick Renaissance Revival building branded Dudley Square as a focal point for retail and commerce in Roxbury. Ongoing urban development created a need for urban infrastructure. In addition to Dudley Station, fire stations, public water projects, train and trolley stations were all built during the late 19th and early 20th centuries.

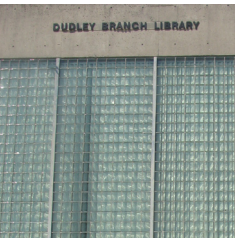
During the late 19th and early 20th centuries, Roxbury became home to a number of European immigrant communities and their institutions. In the mid-20th century, migration from the southern United States made Roxbury also the center of the African-American community in Boston.

Renewal of a Neighborhood

During the 1960s and 1970s, Roxbury, like other city neighborhoods across the nation, experienced a decline, as population and businesses migrated from the city to outlying suburbs.

In the 1970s, after sustained community objections, a proposed Inner Belt highway project that would have divided Roxbury was abandoned. The land originally taken by the public for the highway projects became parcels for important public projects and urban renewal in the 1970s and 1980s. One particular area that encompassed Dudley Square was the Campus High Urban Renewal Area, which resulted in:

- The construction of O'Bryant High School—the City's premiere math & science high school and construction of Madison Park High School—the City's only technical vocational school.
- The creation of Madison Park Village—a 546-unit residential community developed by the Madison Park Development Corporation.
- The development of Orchard Park—recently redeveloped as Orchard Gardens, this 331-unit public housing community received in 2000 the “Community by Design” award from the American Institute of Architects and U. S. Department of Housing & Urban Development.
- The opening of the Roxbury Courthouse and Dudley Branch of the Boston Public Library System—the library includes a collection of African-American history and culture and houses the Dudley Literacy Center, a hub for ESL classes.
- The acquisition of land along the Southwest Corridor—acquired under urban renewal, it was used in the 1980s to create Ruggles Station. The station was part of the Orange Line replacement of the elevated line along Washington Street. Today it is a multi-modal transit hub.



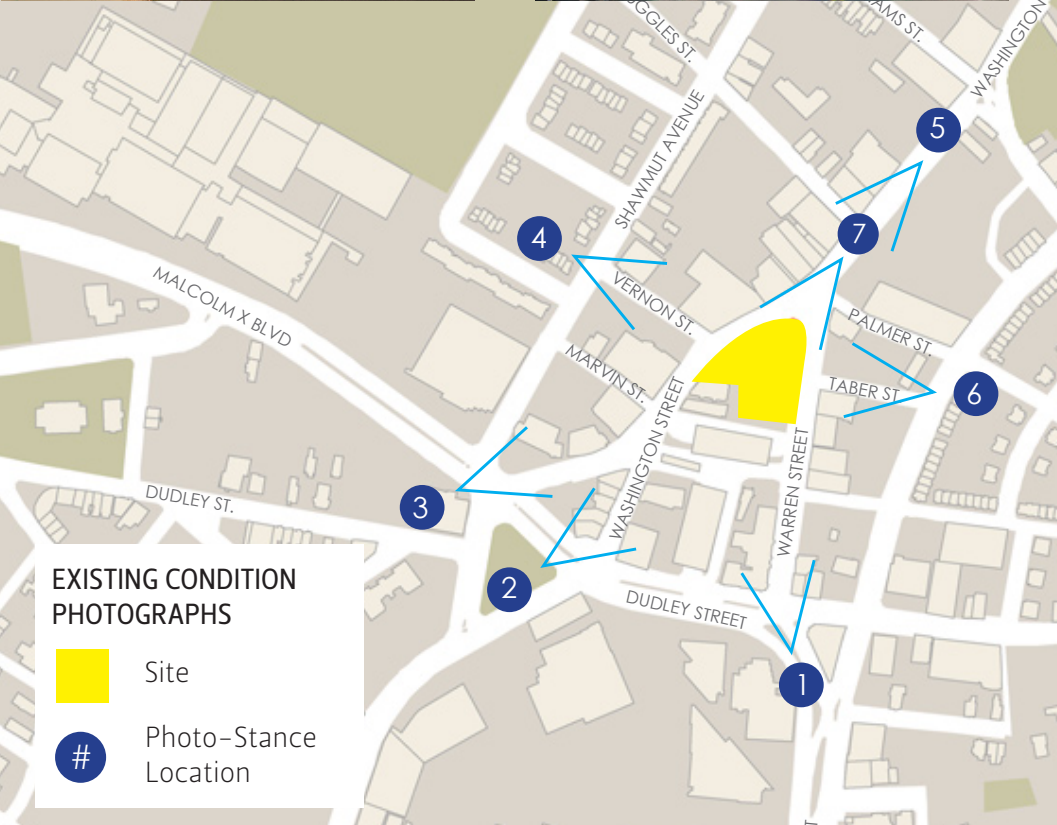
In the 1980s, the elevated MBTA Orange Line was dismantled and relocated from Washington Street to the Southwest Corridor. The Southwest Corridor includes a 50+ acre linear park and several important state-sponsored projects such as Roxbury Community College and the Reggie Lewis Track. While these State projects were important to Roxbury, the removal of the public transit from Dudley Square changed the face of the neighborhood by significantly reducing activity in the Square.

The development of Parcel 18, Ruggles Center, was a result of a “parcel-to-parcel linkage” program created by the City in the 1980s. Developments on two City-owned parcels, Parcel 18 in Roxbury and Kingston-Bedford Garage in Downtown, were designated together to bring Downtown development benefits to the neighborhood.

A New Era

Although Roxbury is an economically challenged neighborhood, this area, at the geographic center of Boston, is once again becoming a strong economic center for the City, with its access to public transit and highway systems, and proximity to many of Boston's educational institutions, life science centers, convention centers and its downtown. These physical assets are energized by the neighborhood's strong community organizations and relatively young population. Under the guidance of the Menino Administration in the 1990s and into the 21st century, Roxbury and Dudley Square have been the focus of urban planning initiatives, as well as over \$300 million in public and private investment that build on their existing assets. This focus has produced a number of successful projects that include housing and commercial developments.





PLANNING CONTEXT

In recent years, the City of Boston and the BRA have worked with the community to advance planning efforts to enhance the neighborhood's environment and its civic, educational and economic assets, while preserving its strong social fabric and honoring its history. Specifically, in January 2004, Mayor Menino unveiled The Roxbury Strategic Master Plan that culminated three years of collaboration with Roxbury community members, resident groups, and city and elected officials.

The major goals of the Master Plan are to:

- 1 Enhance civic and cultural life in the neighborhood.
- 2 Promote diverse and sustainable economic growth with jobs for local residents.
- 3 Ensure safe, efficient public and private transportation.
- 4 Expand and improve housing options for a variety of socioeconomic and age groups.
- 5 Create a safe, comfortable, and lively public realm that reflects the diversity of local residents.
- 6 Increase community participation and empowerment through increased accountability of government, institutions and businesses.

One of the most important elements of the Master Plan is the establishment of a governance structure to implement the plan.

The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) is an organization comprised of fifteen members appointed by the Mayor, with a broad representation of stakeholder organizations. Its general tasks are to promote and oversee the implementation of the Master Plan through the disposition of public assets and vacant land parcels in Roxbury. Specifically, the RSMPOC proposes land use programs, recommends sequencing of parcel disposition, coordinates public comment, and critically reviews draft Request For Proposals.

The RSMPOC also has created subcommittees to review developer proposals for individual parcels, such as for P-3 and Bartlett Yard. Consistent with this governance structure, a Dudley Vision Advisory Task Force has been formed to focus on advancing and reviewing specific projects around Dudley Square. This Task Force is a 19 member advisory group with five members from the RSMPOC.

In addition to the Roxbury Master Planning effort, the City of Boston, the BRA, the MBTA and local private development companies have been working on a number of important development and infrastructure projects in and around Dudley Square. The following is a list of some of the development sites and recently completed projects that provide context for the new Dudley Square Municipal Office Facility.

Recently Completed Developments

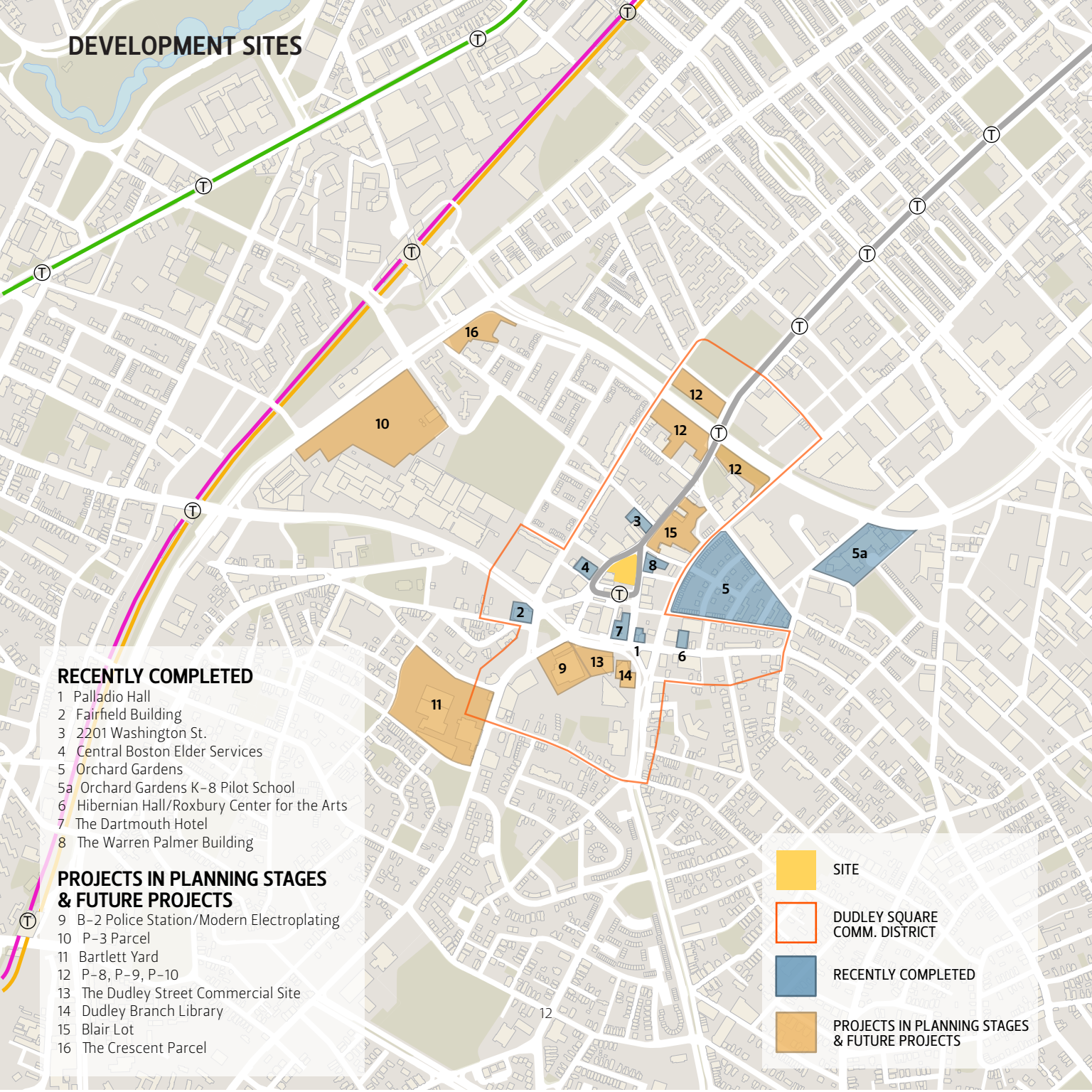
- **Palladio Hall**, a 15,000 square foot, three-story 1870s era historic landmark was renovated in 1999 by Nuestra CDC. This Italian Renaissance Revival building contains ground floor retail and upper floor offices.
- **The former Roxbury Boy's Club**, a historic landmark, was renovated into 30,000 square feet of first-class office space. Renamed the Fairfield Building, it is situated at the intersection of Dudley Street and Shawmut Avenue and was completed in 2000.
- **The former Woolworth's Building** at 2201 Washington Street, one block north of the Ferdinand Block is a 48,000 square foot, three-story retail and office building. This former factory and warehouse building was renovated in 2001 with nearly \$8 million by Madison Park Development Corporation.
- **Central Boston Elder Services** is located next door and across the street from the Ferdinand Block. This site currently contains a community-based elder services center. There is a proposal by the owners to develop senior housing on additional land at the site.
- **Orchard Gardens** is Boston Housing Authority's successful phased redevelopment of a low-income public housing project completed in 2003, located two blocks from the Ferdinand Block. This 331-unit, mixed-income residential community is home to Dudley area families, many with children that attend the nearby Orchard Gardens K-8 Pilot School, completed by the City in 2003.
- **Hibernian Hall/Roxbury Center for the Arts** is a restored historic building located 2 blocks from the Ferdinand Block. The Center is a cultural performance and exhibition venue that promotes events to spur economic development. The \$7 million rehabilitation project was completed in 2005 by Madison Park Development Corporation.
- **The Dartmouth Hotel** (adjacent to Dudley Station) was completed in 2005 as an affordable rental housing property by local developer Nuestra CDC. The former hotel façade was restored and contains 45 studio and one-bedroom affordable units.
- **The Warren Palmer Building**, located across Warren Street from the Ferdinand Block, is a three-story, 30,000 square foot office building development with ground-floor retail, completed in 2006 by the Jubilee Christian Church. It was one of Dudley Square's first privately developed commercial construction projects in over thirty years.

Future Projects

- **The Dudley Street Commercial Site** (Old B-2 Police Station Site) is a 4.6 acre parcel that includes the existing B-2 Police Station, a vacant two-story commercial building and the Modern Electroplating site. It is adjacent to the Dudley Branch of the Boston Public Library and the Roxbury Court House. When the B-2 Police Station is relocated, the RSMPOC and the BRA will create the RFP for this new development parcel.
- **Dudley Branch of the Boston Public Library** is two blocks from the Ferdinand Block. The Mayor's vision is to reorient the library's entrance to face into the Square and incorporate it into the adjacent future mixed-use development site.
- **Blair Lot** (1.9 acres) is the former Blair Supermarket located adjacent to the Ferdinand Block and is, temporarily, a surface parking lot that provides much-needed public parking for the Square until its redevelopment.
- **The Crescent parcel** is a 1.7 acre parcel at the intersection of Melnea Cass Boulevard and Tremont Street. The parcel is adjacent to The Whittier Street Housing Project and Madison Park Housing.



DEVELOPMENT SITES







RECENTLY COMPLETED

- 1 Palladio Hall
- 2 Fairfield Building
- 3 2201 Washington St.
- 4 Central Boston Elder Services
- 5 Orchard Gardens
- 5a Orchard Gardens K-8 Pilot School
- 6 Hibernian Hall/Roxbury Center for the Arts
- 7 The Dartmouth Hotel
- 8 The Warren Palmer Building

PROJECTS IN PLANNING STAGES & FUTURE PROJECTS

- 9 B-2 Police Station/Modern Electroplating
- 10 P-3 Parcel
- 11 Bartlett Yard
- 12 P-8, P-9, P-10
- 13 The Dudley Street Commercial Site
- 14 Dudley Branch Library
- 15 Blair Lot
- 16 The Crescent Parcel

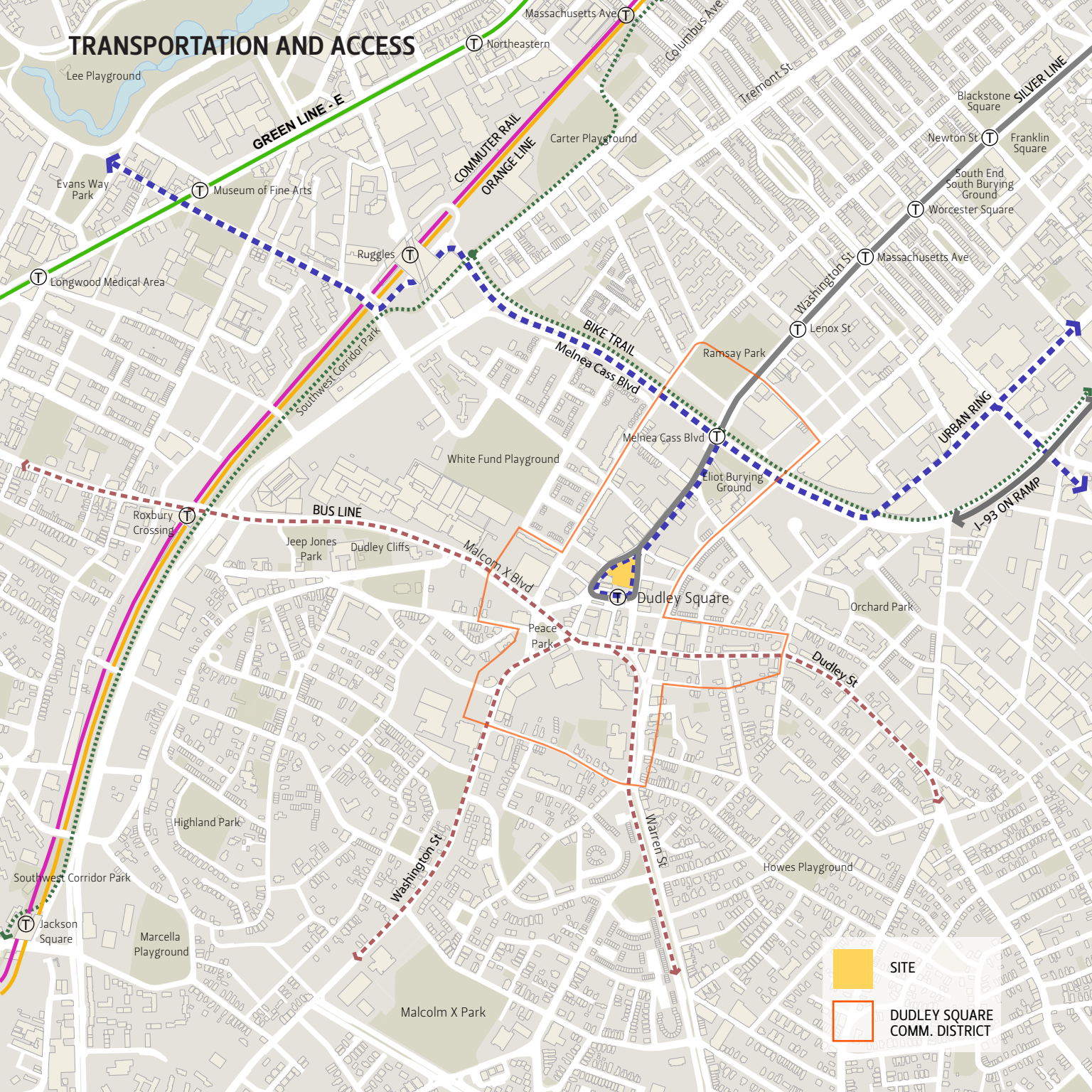
-  SITE
-  DUDLEY SQUARE COMM. DISTRICT
-  RECENTLY COMPLETED
-  PROJECTS IN PLANNING STAGES & FUTURE PROJECTS

Projects in Planning Stages



- Dudley Square B-2 Police Station/Modern Electroplating—the 2.4 acre dormant brownfield site was designated for remediation and redevelopment. The site fronts on Dudley Street south of the Ferdinand Block. After remediation, The City of Boston and the Roxbury community are relocating the B-2 Police Station there. The Dudley Vision Advisory Task Force has been working since the beginning of 2008 with the City on design of the Police Station. The new station is under construction and should open in 2011.
- The P-3 parcel, adjacent to Ruggles Station, has completed the planning process and the BRA is now looking to designate a development team that can redevelop the 8.5 acre parcel with uses including cultural and arts education, residential, office, retail, and medical.
- Bartlett Yard (8.6 acres) was an active MBTA maintenance yard. With the recommendation of the RSMPOC, the MBTA in 2007 designated Nuestra CDC to develop a mixed-use development with 313 family and senior housing units, and over 34,000 square feet of commercial and retail space. The development team is currently negotiating with the MBTA to gain site control.
- Washington Street Gateway Parcels—P-8, P-9, P-10. These corner lots are located at the intersection of Melnea Cass and Washington. The RSMPOC and the BRA have been working to identify optimal uses for these well-located parcels. The RFP for these parcels is anticipated to be released.
- The Urban Ring is a proposed cross-town transportation network that will connect Boston with its encircling communities, including Brookline, Cambridge, Somerville, Medford, Everett, and Chelsea. The Urban Ring section through Roxbury is planned generally along the Melnea Cass Boulevard. It will connect Dudley Square to important job centers of Longwood Medical & Academic Area, Boston Medical Center, South Boston Waterfront and Logan Airport. The project is completing its environmental filing process and application process for federal funding.
- The South Bay Harbor Trail connects Dudley Square to Boston Harbor at the Fort Point Channel. This recreational pedestrian and bicycle trail is scheduled for rehabilitation to enhance safety and access, and is part of a larger planning effort for Melnea Cass Boulevard. This project received state funding for design.
- The Dudley Square Transportation Action Plan (TAP) has completed a first draft of recommendations to improve traffic flow, create safe pedestrian and bike environments, optimize parking, facilitate transit operation, and promote consistent streetscapes in the Dudley Square area.

TRANSPORTATION AND ACCESS



-  SITE
-  DUDLEY SQUARE COMM. DISTRICT

PHYSICAL DESCRIPTION/EXISTING CONDITIONS

Location and Neighboring Uses

The Ferdinand Block is at 2262 Washington Street in Roxbury, at the junction of Washington and Warren Streets. The site is approximately 30,000 square feet, generally level, with about 220 feet of frontage on Washington and the same on Warren. The five-story, wedge-shaped Ferdinand Building, built circa 1901, sits prominently at the north end of the site. The building's front door faces Downtown Boston and serves as the gateway to Dudley Square. The building architecture features a combination of Baroque and Renaissance Revival styles.

This site is within a mile of Boston's Financial District, and blocks away from the historic South End. It is within walking distance to Northeastern University, Roxbury Community College, Boston Medical Center, and BU Medical School. Within a block in Dudley Square are the B-2 Police Station, the Dudley Branch Library, Roxbury Courthouse, the Roxbury Boy's and Girl's clubs, and other buildings that are central to the civic life of Dudley Square.

Transportation

Dudley Station is a transportation center located adjacent to the Ferdinand Block. It provides bus services that connect Dudley to Ruggles Station, and Silver Line service to Downtown Boston with links to Logan Airport. Dudley Station is the region's busiest bus station and services on average 13,000 passengers daily.

Green Space

Roxbury contains nearly 600 acres of protected open space, including parks, playgrounds, trails and passive open space. Near the Ferdinand Block are the Edward O. Gourdin Veterans Memorial Park at Washington Street and Malcolm X Boulevard, two blocks to the south, and Rice Field, a few blocks to the north.

Environmental

The site has recently undergone the required investigation and remediation of environmental contaminants as part of the demolition of the 8-story Guscott Building that was located adjacent to the Ferdinand Building.

Architecture

The Ferdinand's Furniture Building is pending designation as a historic structure, owing to its unique status as a rare surviving example of a late 19th century department store, and due to its historical connection to Dudley Square's status as a significant turn of the (19th) century transportation and commercial center. The building façade is a mixture of limestone panels and yellow brick. Notable features include a large display window on every floor. The 2nd and 5th floors have circular windows with carved frames. The 3rd and 4th floors have triple windows. In addition, the 5th floor display windows are set in keystone arches and deep cornices.

AREA CONTEXTS



URBAN GATEWAY



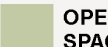
ACTIVE RETAIL
EDGE

VIEW

Dudley Square

VIEW

URBAN GATEWAY

-  SITE
-  DUDLEY SQUARE
COMM. DISTRICT
-  OPEN
SPACE

URBAN DESIGN CONSIDERATIONS

Central to Mayor Menino's vision is to create a high quality, well-designed facility that will raise the overall quality of the physical environment and profile of Dudley Square and create a draw for investors, residents and people working in the neighborhood. To achieve the Mayor's vision, the following urban design principles must be incorporated into any development strategy:

- The design and architecture of the facility must be iconic and include memorable civic spaces that capture the public's imagination.
- The Ferdinand Building is pending historic landmark designation. The design team objective is to develop strategies to preserve and incorporate to the greatest feasible extent the Ferdinand Building into the new facility design.
- The building orientation should engage and complement the site's immediate context; especially the corner of Washington and Warren Streets, taking advantage of the Ferdinand Building's commanding presence in Dudley Square.
- The organization of the new facility should emphasize its connection to the urban fabric of Dudley Square and Dudley MBTA Station, as well as existing streets that terminate at the Ferdinand Block.
- The ground level should maximize active uses and minimize service, or blank façade elements. It must be public and open, providing easy navigation.
- Building height should be respectful of the surrounding context and strengthen the existing street wall conditions in the area. Building mass should respect the historic Ferdinand's Furniture Building and not diminish its prominence in Dudley Square.
- Building design should maximize opportunities for public space, open space, and green space both inside and outside of the facility.
- Building form should be oriented to maximize day lighting of interior spaces and respond to prevailing wind patterns for natural ventilation, all in service to a more sustainable facility.
- Green building strategies must be integral to the design development. The objective is the highest achievable and economically viable USGBC LEED Certification for new construction. Emphasis should be placed on energy efficiency, renewable energy sources, storm water management, and indoor air quality.
- The facility should use a rich palette of building materials that is respectful of the context, but is also green—including re-usable and rapidly renewable materials, products with high recycled content and locally produced products.

ECONOMIC DEVELOPMENT/COMMUNITY ENHANCEMENT

Estimated construction cost for the Dudley Square Municipal Office Facility is \$65 to \$90 million. This does not include land acquisition, demolition, environmental remediation, design fees, furniture, and relocation expenses. In addition to this project, the City will be investing over \$55 million in the relocation of the B-2 Police Station and other improvements in Dudley Square. These projects are the cornerstones of Mayor Menino's revitalization and economic development strategy for Dudley Square that will generate construction jobs, as well as sustained economic benefits to the neighborhood.

The completed facility will bring 400–500 City workers daily to Dudley Square. These workers will generate demand for more services, retail, and restaurants. Dudley Square could capture some of the estimated \$25 million per year of direct spending of these workers. Furthermore, the City services to be provided in the facility will attract thousands of citizens annually to Dudley Square.

This additional pedestrian traffic and activity will in turn attract new businesses and make new development sites more attractive to developers. These projects are in addition to the sites that already have development proposals, such as Bartlett Yard and P-3, which could total 1.4 million square feet and over \$400 million of investment.

It is anticipated the other development sites of P-8, P-9, P-10, the Crescent and Blair Parcels, and the old police station parcel will accommodate up to 900,000 square feet and an additional \$270 million of private investment. When all of this development is complete, it could generate over 700 additional jobs in Dudley Square, and up to \$6 million per year in real estate taxes for the City annually.

Mayor Menino's economic development vision for Dudley Square is directly related to his desire to support the local community of Roxbury. In order to ensure that the community and residents of Roxbury participate in this revitalization, the process will be guided by the following principles:

1 COMMUNITY PARTICIPATION

In the planning and development processes related to both public and private projects, participation of the Roxbury Oversight Committee and Dudley Vision Advisory Task Force are critical. These citizen advisory groups will ensure that local communities are included in decision-making processes, and ensure that new uses support and reinforce the character of Dudley Square.



2 COMMUNITY BENEFITS AND MITIGATION

All new development must provide benefits and mitigation to the immediately impacted community. To that end, the City will work with both the community and developers to ensure development of a comprehensive set of strategies consistent with the various master plans to ensure that local residents realize direct benefits from the development. These benefits include access to new market rate and affordable residential units, opportunities to occupy newly created retail stores in new developments, and access to training and readiness programs that will prepare them for the types of jobs that will be created in the new developments.

3 JOBS

The design and construction of the public projects (not including the Dudley Square Municipal Office Facility) are anticipated to generate up to 500 jobs in the next three to four year period. It is the City's aspiration to exceed the Empowerment Zone job requirements for Boston residents. The City views these public projects as an opportunity to maximize local participation, but the City also realizes that there may not be enough Roxbury and Boston residents currently in the building trades to easily exceed the current goals. These projects will therefore be accompanied by an expansion of current building trade training programs to ensure that there will be an expanded pool of local Roxbury workers in the building trades.



The Mayor's goals for the building's sustainable design are opportunities to create collaboration between local design firms with the world's leading experts in this area. The intent is to maximize the transfer of expertise in sustainable and green design and development, and improve and uplift local talent in this emerging field.

4 SELECTION CRITERIA

Design teams submitting Statements of Qualifications will be evaluated based on expertise, experience and the demonstrated ability to fulfill the scope of the project. In addition, the strongest teams will submit Statements that can demonstrate the ability to achieve the City's stated economic development and community enhancement goals.



PRELIMINARY BUILDING PROGRAM

The City is developing a comprehensive building program. At this time, the preliminary program calls for a 125,000 to 175,000 square foot state-of-the-art, green, high-performance, municipal office facility. Additional programming guidance is available in the Designer Application Package. However, designers should give consideration to the following:

- The ground floor should include street-fronting retail space that activates the street and invites the public into the building. The entrances and passages through the facility should virtually connect feeder streets that terminate at the Ferdinand Block.
- An important component of the building program will be space for public meetings and community gatherings so that the facility can function as a community hub, especially after work hours.
- The building organization should include private offices, public and semi-public spaces with counters that would allow face-to-face interactions between city staff and citizens.
- The building dimension and office layout of space should be the most flexible in terms of promoting staff collaboration and productivity. Floor layout must be adaptable to allow for a variety of different uses over time.
- As with all municipal design, there must be a balance of public access as well as security features internal to the facility. Externally, the building should enhance community safety by minimizing blank walls and dead zones for pedestrians.
- Public health considerations should also be incorporated into the design with respect to indoor air quality natural light, control of micro-climate, etc.
- Office space layout must be efficient and encourage collaboration by maximizing shared space as well as shared equipment.
- The facility should promote the use of public transit and alternative modes of transportation. Therefore, it should have easy access to Dudley T Station. Outdoor and indoor bicycle parking would be required. Shower and locker facilities for employees that use bicycles should be included. Designs that encourage walking to local open spaces, such as the nearby Peace Park, should be considered.

There will be no motor vehicle parking on the site. Vehicular drop-off and building service should be accommodated at street level. Parking for city vehicles and public parking would be accommodated off-site.

SUMMARY OF RFQ PROCESS

The objective of this Request for Qualifications is to initiate a Qualifications Based Selection Process that will ultimately procure design services for the development of the Dudley Square Municipal Office Facility, in Dudley Square, Roxbury, Massachusetts.

Applicants are asked in this RFQ to submit information that demonstrates the ability to undertake all aspects of design, through construction administration of a high-performance municipal office facility. The Designer Applications will be initially reviewed and evaluated by City of Boston staff for adherence to minimum administrative and technical requirements. Applicants that pass this initial screening will then be reviewed by a *the Designer Selection Committee* that will include City of Boston and Boston Redevelopment Authority staff, as well as members of the design profession and the community.

The DSC will review the Statements of Qualification and evaluate the submittals to form a short list of teams. The shortlisted teams will be given time and guidance materials to prepare them to participate in a substantive interview. The winning team will have the opportunity to negotiate a design services contract with the City of Boston.



The preceding sections of this document provide background and contextual information on the site and the proposed facility. In addition, there is a compendium of reports and images and other documents that will be made available in an effort to inform the thinking of Applicants as they assemble their design teams and plan for submittal of qualifications. The ability of the design teams to demonstrate their understanding of the City's and Community's vision and aspirations for the site will be a critical evaluation criterion in reviewing Statements of Qualification. Further, the team qualifications must show the ability to transform that understanding into an exemplary, achievable design.

Interested designers can visit the BRA website at <http://www.bostonredevelopmentauthority.org/Planning/PlanningInitsIndividual.asp?action=ViewInits&InitsID=133> to obtain background information on the site and its context. Inquiries can be directed by telephone to Public Facilities Department Bid Counter at the City of Boston, 617-635-4809, by email to bidinfo.pfd@cityofboston.gov, or by postal mail to:

**Patricia Lyons
c/o City of Boston Public Facilities Department
The Bid Counter
26 Court Street, 10th Floor
Boston, MA 02108**







CITY OF BOSTON
Thomas M. Menino
Mayor



Boston
Redevelopment
Authority

John F. Palmieri, *Director*

