

Bidder's Conference

Disposition of Former Lancaster Industrial School



Thank you for joining us.

*This presentation will begin
shortly.*



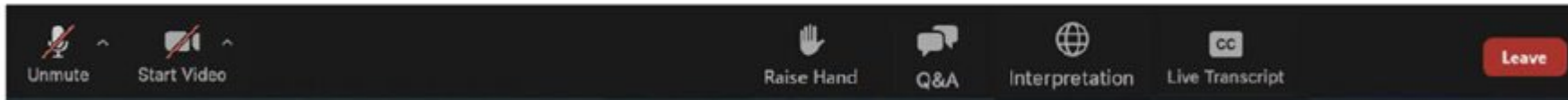
Presentation Notes & Zoom Meeting Controls

Notice:

- This presentation will be recorded via Zoom.
- Zoom Recording will be shared via email and posted on DCAMM's website.

Important Notes:

- **For Zoom webinar attendees, Audio is automatically muted, and Video has been disabled.**
- If you have issues seeing the presentation or hearing audio, please direct questions to the Moderators are monitoring the Zoom chat box.
- If needed, there is Closed Captioning automatically generated by Zoom 
- Please provide any input or questions via the questionnaire available (QR Code at end of presentation). We will not hold a live Q&A period.





DCAMM | Bidder's Conference

Former Lancaster Industrial School for Girls
October 6, 2026



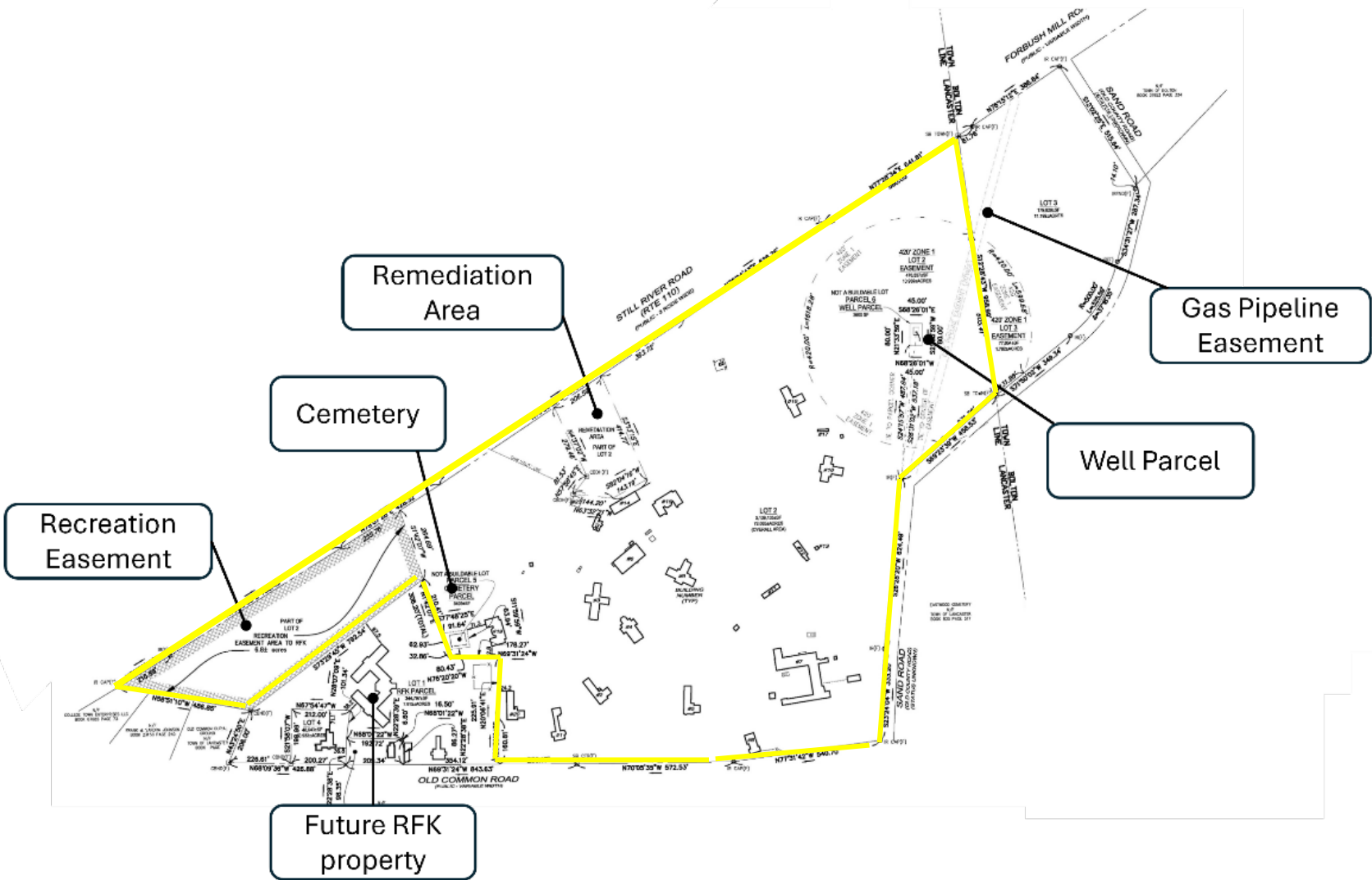
DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

BidExpress – Vendor View Demo

- Use the BidExpress page to:
 - View all appendix materials
 - Ask a question
 - Submit your proposal
 - Get updates/amendments about the RFP

DCAMM public link: <https://www.bidexpress.com/businesses/117771/home>

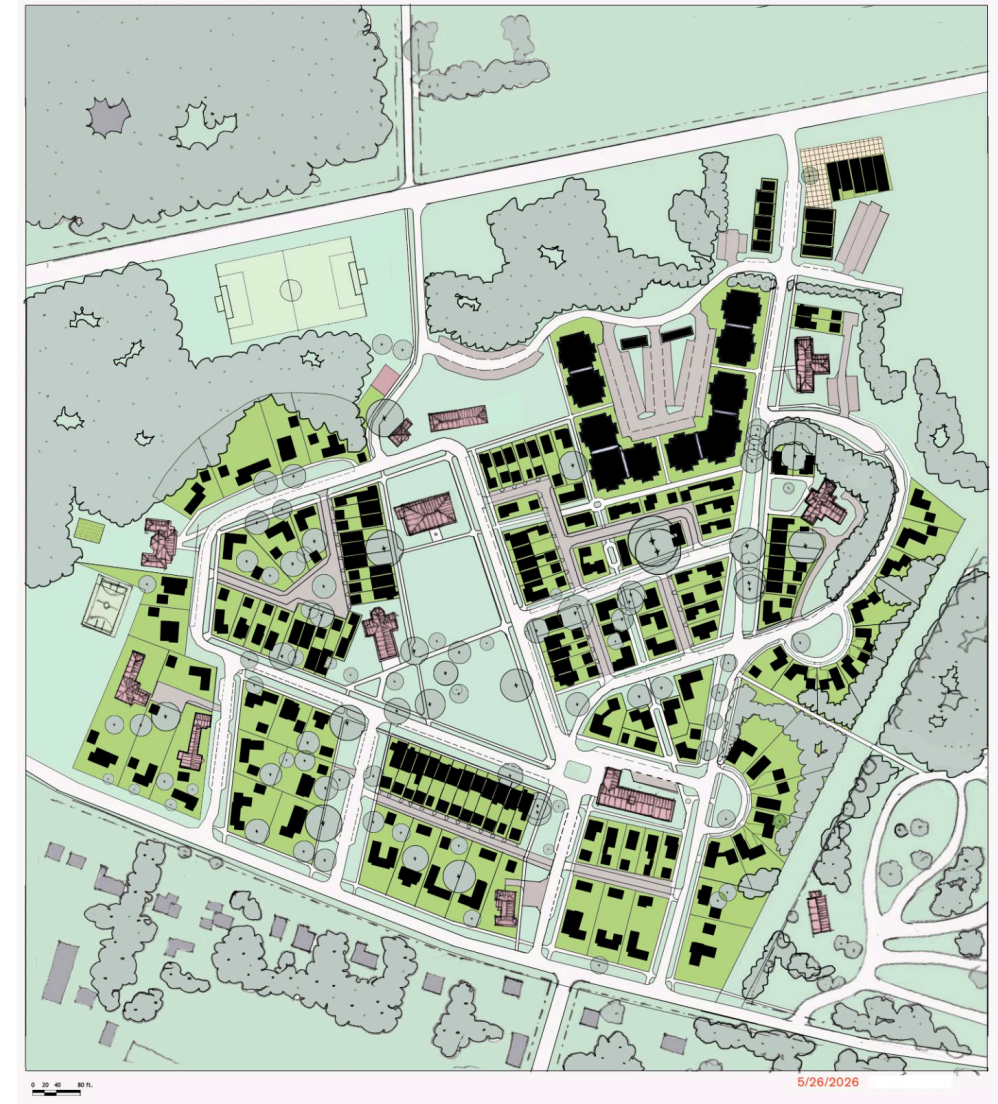
220 Old Common Rd. | Site Context (see section 4 of RFP for full detail)



220 Old Common Rd. | Permitting & Regulatory Context (see section 3 of RFP for full detail)

- Affordable Homes Act
- Regulating + Illustrative Plan
- Rezoning & Update of Subdivision Rules and Regulations

RFP Base Case	Rezoning & Update of Subdivision Rules and Regs
288 housing units	386 housing units
Residential-only	Retail required
Condo structure or waivers for subdivision rules	Subdivision
☒ Use this scenario for RFP proposal	



Site-specific Developer Responsibilities

- Create a homeowner's association
- Convey easements: recreation easement to RFK, wellhead easement to Town (if needed), open space easements to Town (if zoning passes)
- Fund creation of private infrastructure where needed, including water (well) and wastewater treatment.
- Work with LHC & MHC on historic preservation



Production of New Housing



- Deliver high-quality housing quickly
- 17.5% of units affordable at 80% AMI
- Prioritize projects that do not rely on limited subsidy sources



Access & Opportunity



- Diverse leadership on project teams
- Opportunities for under-represented groups
- Participation of diverse businesses
- Jobs for minorities, women, and historically excluded groups

220 Old Common Rd. | Project Goals (see section 2 of RFP for full details)



Sustainability & Historic Preservation

- Buildings $\geq 20,000$ SF must meet sustainability standards
- Maximize historic preservation and adaptive reuse to the extent possible



Town of Lancaster Goals

- Affordable housing
- Net positive fiscal impact

220 Old Common Rd. | Submission Procedure (see section 5 of RFP for full details)

DEVELOPMENT PROPOSAL:

Contents of this section are to be submitted under separate attachment or file titled 'DEVELOPMENT PROPOSAL'.

☐ Letter of Transmittal

☐ Proposal Cover Sheet

☐ Developer Information

☐ Development Proposal(s):

- Conceptual site plan for the proposed design of the Property.
- A detailed narrative description of the proposed development concept and the specific nature of the proposed use(s).
- A detailed description of the proposed development program
- Program summary & schedule
- Management Plan of the developed property
- Access and Opportunity Plan

☐ Municipal Fiscal Impacts Summary

FINANCIAL INFORMATION:

Contents of this section are to be submitted under a separate attachment or file titled 'Financial Information'.

☐ Total Consideration

☐ Financial Statements

☐ Demonstration of the financial feasibility

DEPOSIT CHECK:

Required Deposit: \$35,000
Form of a certified cashier's, treasurer's or bank check made payable to the Commonwealth of Massachusetts.

☐ Deposit checks must be received by DCAMM (by mail or hand delivered) by the submission deadline **Thursday, November 19, 2026 at 3pm et.**

THIS LIST IS A SUMMARY OF REQUIREMENTS LISTED IN THE REQUEST FOR PROPOSALS.

RESPONDENTS SHOULD REFER BACK TO RFP FOR GREATER DETAIL.

ALL PROPOSALS MUST INCLUDE THE MATERIALS AND INFORMATION LISTED IN SECTION 5 OF THE RFP.

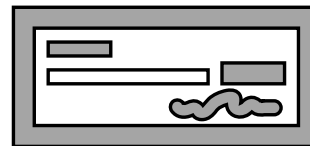


Proposers must submit their proposal on BidExpress. After submitting, you will receive an email confirmation of receipt.

DEPOSIT REQUIRED: \$35,000

Form of a certified cashier's, treasurer's or bank check made payable to the Commonwealth of Massachusetts.
Deposit checks must be received by DCAMM (**by mail or hand delivered**) by the submission deadline Thursday, November 19 at 3pm et.

**PROPOSALS AND DEPOSIT CHECKS MUST BE RECEIVED BY THE SUBMISSION DEADLINE:
THURSDAY, NOVEMBER 19 AT 3PM ET.**



220 Old Common Rd. | Evaluation Criteria (see section 6 of RFP for full detail)

Proposals received by the deadline will be evaluated in accordance with the following criteria (in order of importance):

➤ **Speed to production of new, high quality housing units** as demonstrated by *(not limited to and in no particular order)*:

- Development Team Qualification & Experience
- Design Quality
- Feasibility & Delivery Schedule

➤ **Achievement of additional policy goals through:**

- Responsiveness to A&F Bulletin 25 (sustainability and Access & Opportunity)
- Affordable Housing
- Historic Preservation
- Town Goals, including municipal fiscal impacts

➤ **Total Financial Consideration**

Evaluation of the proposals will be based on:

- The information provided in the proposal, in accordance with the submission requirements.
- Any interviews, references and additional information requested by DCAMM.
- Any other information from publicly available and verifiable sources.
- The selection criteria outlined.

**DCAMM is not obligated to select the Proposer that offers the highest total consideration.
The successful Proposer will be the one that is most advantageous to the Commonwealth and best meets the selection criteria.**

THANK YOU FOR JOINING!

IMPORTANT DATES:

Site Visits: Wednesday, October 7th at 9 am, Thursday, Oct 22nd at noon

Question Submission Due via BidExpress: Thursday, October 22nd by 3:00PM

Proposal Submission Deadline: Thursday, November 19th 3:00PM

