July 23, 2026

RE: THE LINDEMANN-HURLEY RESIDENTIAL MIXED-USE REDEVELOPMENT PROJECT | CALL FOR OFFERS

The Commonwealth of Massachusetts' ("Commonwealth") Division of Capital Asset Management and Maintenance ("DCAMM") is issuing this Call for Offers for the **Lindemann-Hurley Residential Mixed-Use Redevelopment Project** (the "Project") in Boston, Massachusetts. The Project is more fully described in the Offering Memorandum, issued June 10, 2026, the terms of which are incorporated by reference in this Call for Offers. All submissions must be received by DCAMM **no later than 3:00 PM on Friday, September 18, 2026** ("Response Deadline").

Please note, it is anticipated that this competitive selection process may require multiple rounds of material submissions, including but not limited to initial proposal submission, interviews, requests for additional information, and best and final offers. If you have not already registered at **https://www.mass.gov/info-details/lindemann-hurley-redevelopment,** please do so in order to receive additional information, detailed submission instructions, notice for subsequent rounds, and notifications of any changes to the process and dates. In order to be considered for future rounds, respondents must respond to this Call for Offers.

If you have questions, they must be submitted in writing to Newmark via email to **LindemannHurleyAdvisoryTeam@nmrk.com** and will be responded to as appropriate. The deadline for questions is Friday, September 4th at 3:00 pm. Final answers will be posted on or about Friday, September 11th. Submissions may be subject to disclosure under public records and other applicable laws.

As part of this submission and any subsequent submissions each proposer must confirm that it has reviewed all available materials.

All submissions must include a **Proposal Cover Sheet** (Attachment A). In addition, in this submission, you must specifically address the following:

DEVELOPMENT PROPOSAL DOCUMENT

Team

- Company Overview for each development partner. Including:
    - Key principals
    - Investment strategy
    - Development portfolio
    - Are there requirements for certain executives or members of the investment committee to tour the site? Have they done so?
- Development Team Composition
    - Primary project team contact
    - Internal Team Members: Roles, responsibilities, and relevant experience
    - Third-Party Partners: Name, brief bio, and team lead
        - Joint venture partners
        - General contractor

        - Architect(s)
        - Historic preservation consultant
        - Any additional consultants or specialty partners
        - Specifically highlight any members of your team who may have experience with trauma-informed supportive housing design and development.
    - Indicate whether each third-party partner has been formally engaged.
- Project Team Qualifications
    - Provide 3-5 case studies highlighting your development team's experience delivering projects of a similar scale in a similar urban context including:
        - Complex urban redevelopment with multifamily housing.
        - Adaptive reuse & historic preservation.
        - Any examples of delivery of trauma-informed supportive housing development would be a value-add.
    - For each case study, include project name, address, graphic (if available), total development cost, programming, any key challenges the development team was able to overcome described in no more than a few sentences.
- A written Access & Opportunity statement as required by A&F Bulletin 25. The plan should detail how the following objectives can be met:
    - Diverse project leadership in key roles on the development team throughout the Development Project;
    - Opportunities for individuals and businesses from historically under-represented demographic groups to benefit from wealth creation associated with the Development Project over its entire lifecycle;
    - Meaningful participation of diverse businesses throughout the Development Project; and
    - Employment opportunities for minorities, women, and other groups that have historically been denied access to work in development and related fields.

DMH Space Requirement

Please provide your space proposal for the DMH program requirement including:

- The proposed location of the DMH facilities;
- Exact square footage proposed (at least 120,000 gross square feet);
- Alignment of DMH space provided with articulated program needs;
- The timing and phasing for delivery to ensure continuity of DMH operations throughout construction; and
- Legal structure governing DMH's occupancy and any other presumed Commonwealth obligations with respect to the DMH space.

Development & Design Plans

- General development plans & design approach, including:
    - High-level program of uses
    - Square footage by use
    - Overall square footage/FAR
    - Illustrative site plan with proposed phasing
- Permitting Approach

    - Describe the permitting path
    - Key milestones
    - Anticipated community engagement approach, illustrating past examples from City of Boston permitting processes as available and applicable
- Approach to adaptive reuse and sustainability
    - Describe your approach, directly citing considerations addressed in the Design Guidelines for the Lindemann-Hurley Redevelopment Project.
    - As required by A&F Bulletin 25, the design and implementation must be consistent with the sustainability standards for construction established for Commonwealth projects in Sections 3 and 4 of Executive Order 594.
- Overall Site Maintenance Approach
    - Proposals should contemplate a developer-managed and -funded sitewide approach to maintenance, landscaping, placemaking and activation including with respect to the plaza, central oval/courtyard and/or other future development areas.
    - Provide any available conceptual renderings, massing studies, or other illustrative materials

Timeline

Given DCAMM's goal to complete this project as soon as reasonably feasible, please provide your estimated timeline from award to occupancy, including key milestones for:

- Due diligence including all third-party inspections;
- Permitting;
- Execution of transaction documents;
- Financial closing(s);
- Construction period phasing and DMH move;
- Any purchase deposits

FINANCIAL SUBMISSION (UNDER SEPARATE COVER)

Pricing & Project Economics

- Offer Terms & Pricing
    - State your most competitive offer price as:
        - A gross whole-dollar amount for the existing buildings
        - A dollar-per-FAR-square-foot metric for:
            - As-of-right FAR
            - Excess FAR
        - Specify your assumptions regarding total gross square footage to be developed
    - Present your proposed deposit schedule
- Ground lease payment schedule and key terms.

    - Please detail the assumed length of your ground lease and any other key provisions of the ownership structure that are necessary for the transaction's viability.
    - DCAMM intends to dispose of this property via a long-term ground lease of up to 99 years. DCAMM reserves the right to, at its sole discretion, dispose of some portion of the property via fee simple sale for housing purposes if DCAMM judges that doing so is in the best interest of the Commonwealth. If your proposed structure includes a non-ground leased portion for housing purposes, describe the extent and terms and how these terms would benefit the Commonwealth and the reason why this could not be achieved via a ground lease.
    - Detail your anticipated construction pricing by program component including the DMH facilities.
- DMH Delivery
    - Anticipated all-in cost to deliver the DMH space in accordance with program needs outlined in Appendix 3I and 4 to the OM.
    - Proposed lease rate and/or other assumptions of costs to the Commonwealth for a condo or leasehold interest, clearly identifying capital or operational cost assumptions. Proposals that limit overall costs to the Commonwealth, especially recurring costs, will be favored.
- Provide a preliminary project proforma
- What is your target return threshold?

Capital Sources

Please provide the following information regarding your pricing and capital structure:

- Equity
    - Describe your intended source(s) of equity for the contemplated transaction
    - Indicate whether the equity is fully discretionary
- Debt
    - Describe your anticipated debt source(s)
    - Provide expected loan amount, structure, and key terms
- Subsidies (as applicable)
    - Describe any financial subsidies assumed in your underwriting, including City, State, or federal incentives
    - Provide expected amount and key terms
    - Note whether these sources are competitive or by right
    - Note any use restrictions associated with the funding
    - Describe timing for any sources with an application process

DCAMM will prioritize teams with ready access to any required financing. Please highlight any advantages your development team may have with regards to access to capital or shorter financing timelines.

DCAMM reserves the right to request as part of subsequent rounds of bidding – including, but not limited to, as a part of a Request for Additional Information (RFAI) or Best and Final

Offers (BAFO) – terms for certain strategic protections including but not limited to preferential rights, transaction rent, approach to future development, etc.

Primary Selection Criteria

DCAMM is seeking to enter into a long term ground lease with a development partner who will secure all necessary permits, approvals, and funding for the redevelopment of the Site, including the delivery of new facilities for the Department of Mental Health (DMH) as described in the Offering Memorandum (OM) issued on June 10, 2026 and in the supplemental documents issued with the OM and with this Call for Offers. DCAMM reserves the right to, at its sole discretion, dispose of some portion of the property via fee simple sale under the authority of the Affordable Homes Act if DCAMM judges that doing so is in the best interest of the Commonwealth. Supplemental documents are contained in the Virtual Deal Room; please click here to register for access to the Newmark hosted Virtual Deal Room.

DCAMM anticipates that the development partner will successfully execute a financially-feasible, housing-oriented, mixed-use development that meets the goals described in the OM and this Call for Offers and offsets DMH's occupancy costs to the greatest extent possible. The Partner will be required to deliver new facilities for DMH for its dedicated use. DCAMM, in partnership with DMH, will work together closely with the selected developer on programming and design of the DMH space.

DMH will operate continuously throughout the redevelopment process, and close coordination between the parties will be required. As part of this competitive selection process additional requirements may be outlined to ensure satisfaction of the Commonwealth's goals and objectives during all phases of redevelopment. A thoughtful approach to minimizing the Project's disruption to DMH's operations will be a key selection criterion and a comprehensive review of all impacts on DMH's residential and clinical programs (both during construction and at full build) should be expected.

Responsive proposals will outline a clear redevelopment plan that achieves the goals and objectives of the Project. When drafting your submission, in addition to the specific required information above, please ensure your submission takes into consideration all of DCAMM's primary selection criteria including, but not limited to, those described below:

- Team Qualifications
  - Demonstrated experience delivering projects of a similar size, scale, and complexity, including adaptive reuse of large historic assets and creation of trauma-informed residential treatment spaces for behavioral health populations.
  - Team structure conducive to successful project delivery
  - Diverse project leadership in key roles in alignment with the goals of A&F Bulletin 25
- Quality of Development & Design Proposal
  - Alignment of DMH space proposal to program needs
  - Overall development program and phasing approach including approach to minimizing the Project's disruption to DMH's operations
  - Adherence to design guidelines as outlined in the Offering Memorandum and Appendix 3K, including sustainability and approach to adaptive reuse, rehabilitation, and historic preservation
  - Production of new housing for various income levels
  - Quality of Access and Opportunity plan as required by A&F Bulletin 25
  - Approach to the creation of community benefits

- Business Terms
    - Overall net value for the Commonwealth, including one-time and ongoing costs for the DMH space
    - Deal structure that is advantageous to the Commonwealth

- Overall project feasibility, which may include market/financial considerations, capitalization strategy, permitting approach, stakeholder engagement, and project timeline.

For a preliminary scoring rubric for these criteria, please see Attachment A.

Submission Procedures

Submissions received by DCAMM after the Response Deadline will be deemed non-responsive and will be rejected.

The Commonwealth's Asset Management Board authorized DCAMM to undertake a competitive selection process. Submitting a responsive proposal pursuant to this Call for Offers is the first step for interested parties to be considered in this process. During the competitive selection process, DCAMM reserves the following rights, in its sole discretion: to permit respondents to modify or change submissions at DCAMM's request; to negotiate with one or more respondents; to select a back-up respondent; to waive portions of the Call for Offers and/or the RFP; to waive any informalities in submissions; to request "best and final" offers; to negotiate a combination of all or a portion of different submissions; to reject any or all submissions; and to issue a new request for submissions, for any reason deemed appropriate by DCAMM.

This correspondence does not constitute a legally binding contract; no binding obligation between DCAMM and the prospective developer will exist until both parties have executed transaction documents.

Proposers may submit their proposals as follows:

> DCAMM is using the Bid Express service to receive electronic RFP submissions.
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> To submit your proposal through Bid Express, you must have access to an account at www.bidexpress.com. Step-by-step directions for account creation are available from Infotech at this link. We encourage creating your account at least one week before the deadline.
>
> Any DCAMM Office of Real Estate Management proposals using BidExpress, including this one, are available at our public home page. Find this RFP named in "upcoming solicitations" and click the link to open the proposal and follow the directions to respond. Please remember to upload all required attachments for your response, in PDF format unless otherwise specified in the proposal directions. Additional help, should you need it, is available through the Bid Express Knowledge Center and Customer Support team.
>
> Note that there will be no charge to users to respond to any DCAMM Office of Real Estate Management opportunities posted on the Bid Express platform. During

registration, Bid Express may outline its fee structure for proposing to *other* agencies—this is informational only, and **no billing information is collected or required**.

To comply with this RFP, proposals containing all the materials and information required in this section must be received by DCAMM no later than **Friday, September 18 at 3:00 pm ET**.

Prior to the Proposal Submission Deadline, Proposers may correct, modify or withdraw a proposal in BidExpress. Proposals received after the Proposal Submission Deadline will be deemed non-responsive and rejected. After the Proposal Submission Deadline, Proposers may not correct or modify proposals in any manner unless in response to a written request by DCAMM in DCAMM's sole discretion.

ATTACHMENT A

PROPOSAL COVER SHEET

Lindemann-Hurley Residential Mixed-Use Redevelopment Project

Attached is a proposal submitted by ____________________________________, dated____________________, in response to the Call for Offers ("CO") dated _July 23, 2026 to purchase or lease of state-owned land, building, and any other improvements located at 19 & 25 Staniford St, Boston, Massachusetts.

The Proposer acknowledges that all expenses related to the preparation of this proposal, including any costs related to any brokerage or third-party representation engaged by the Proposer, are at the Proposer's sole expense.

The Proposer has confirmed that it has read all available materials.

Witness the execution hereof by the Proposer.

(Signature) (Date)

Print Name:

Organization:

Address:

Telephone:

ATTACHMENT B

Preliminary Scoring Matrix

Evaluation Criterion	Highly Advantageous	Advantageous	Not Advantageous
Team Qualifications	• Demonstrates extensive experience delivering projects of similar size, scale, and complexity, including adaptive reuse of large historic assets and trauma-informed residential treatment environments. • Team reflects needed competencies to implement the proposed development program and team members have successfully worked together before. • Key leadership positions reflect meaningful diversity and strong alignment with the objectives of A&F Bulletin 25.	• Demonstrates relevant experience with projects of comparable size or complexity. • Team members possess needed competencies to implement the proposed development program. • Team leadership demonstrates some alignment with the objectives of A&F Bulletin 25.	• Demonstrates limited relevant experience or insufficient experience with comparable projects. • Team competencies raises concerns regarding project delivery. • Leadership diversity or alignment with A&F Bulletin 25 objectives is limited or inadequately addressed.
Quality of Development & Design Proposal	• Presents a proposal with thoughtful programing that optimally meets DMH program needs; phasing strategy that minimizes disruption to DMH operations. • Proposes creative design solutions that strongly adhere to the design guidelines outlined in the Offering Memorandum and Appendix N. • Provides substantial housing production across a range of	• Presents a proposal that generally aligns with DMH program needs and includes a reasonable development and phasing approach. • Generally adheres to design guidelines and addresses sustainability, adaptive reuse, rehabilitation, and historic preservation considerations. • Provides housing opportunities, an acceptable Access and	• Presents a proposal that does not address DMH program needs, development approach, or operational considerations • Demonstrates significant deficiencies in adherence to design guidelines or approach to sustainability, adaptive reuse, rehabilitation, or historic preservation. • Provides limited housing benefits, an insufficient Access and Opportunity Plan, or unclear community benefits.

	income levels, a comprehensive Access and Opportunity Plan guiding the entire development lifecycle aligned with A&F Bulletin 25, and meaningful, well-defined community benefits.	Opportunity Plan, and adequate community benefits.	
Business Terms	• Provides exceptional overall value to the Commonwealth, including zero or limited one-time and ongoing costs associated with the DMH space, including real estate taxes. • Proposes a deal structure that appropriately allocates risk, protects the Commonwealth's interests, and offers long-term advantages.	• Provides acceptable overall value to the Commonwealth, including reasonable financial terms and costs. • Deal structure generally supports Commonwealth objectives and presents an acceptable allocation of risks and responsibilities.	• Provides limited value to the Commonwealth, including unfavorable or insufficiently justified financial terms. • Deal structure raises concerns regarding risk allocation, long-term obligations, or protection of Commonwealth interests.
Overall Project Feasibility	• Presents a feasible implementation strategy that can be achieved quickly. • Demonstrates strong financial feasibility in the current market and a well-defined and attainable capitalization strategy, and demonstration of access to necessary capital. • Demonstrates a thoughtful approach to stakeholder engagement and permitting strategy alongside an aggressive but realistic timeline that emphasizes speed to production.	• Presents a generally feasible implementation strategy with manageable risks. • Demonstrates reasonable financial feasibility and a generally attainable capitalization strategy. • Demonstrates an acceptable approach to stakeholder engagement and permitting strategy alongside an achievable project timeline.	• Demonstrates limited market support or presents a financial and capitalization strategy that raises concerns regarding project viability or execution. • Demonstrates an unclear, unrealistic, or otherwise concerning approach to stakeholder engagement, permitting, or project delivery that may impede successful implementation.