

November 2012

## **Request for Expressions of Interest for the Rehabilitation, Operation and Management of:**



## **SPEEDWAY HEADQUARTERS BUILDING**

**Charles River Reservation, Western Ave. and Soldier's Field Rd.  
Boston (Brighton), Massachusetts**

**Responses due: Friday, January 11, 2013 by 2 pm**

**Open House: Saturday, December 1, 2012, 10am-2pm (please RSVP)**



Commonwealth of Massachusetts

Deval L. Patrick, *Governor*

Executive Office of Energy & Environmental Affairs

Richard K. Sullivan, Jr., *Secretary*

Department of Conservation & Recreation

Edward M. Lambert, Jr., *Commissioner*

Jack Murray, Deputy Commissioner, Operations

Division of State Parks

Priscilla Geigis, *Director*

Bureau of Planning and Resource Protection

Joseph Orfant, *Director*

Office of Cultural Resources

Patrice Kish, *Director*

Historic Curatorship Program

Kevin Allen, *Manager*

## INTRODUCTION

The Massachusetts Department of Conservation and Recreation's (DCR) is pleased to release a **Request for Expressions of Interest** for the rehabilitation, management and maintenance of the **Speedway Administration Building** through DCR's **Historic Curatorship Program**. The purpose of this document is to identify parties interested in the unique opportunity to be a part of the next chapter in the long and rich history of this historically significant property.

The 1899 Charles River Speedway Building is an integral part of the legacy of the Department of Conservation and Recreation (DCR) and its predecessor agencies the Metropolitan District Commission and the Metropolitan Parks Commission. This iconic structure is one of the few remaining original Metropolitan Park structures designed by architect Charles Austin and demonstrates the intimate design relationship between Austin and landscape architect Charles Eliot. The sprawling shingle-style building was built to house the management and maintenance functions of the then new Charles River Reservation. Despite its architectural charm and history, this century-plus old facility from a more graceful age is no longer suitable to support the maintenance needs of a modern parks agency without altering it or destroying the character which makes it special.

DCR believes the Historic Curatorship Program model provides the mechanism to bring the ideal partner together with this unique landmark and find a mutually beneficial solution that will allow the people of Massachusetts to appreciate and enjoy the building for generations to come. The Historic Curatorship Program is a national model and has helped DCR preserve many of its underutilized but historically significant properties by partnering with outside partners who exchange rehabilitation, management and maintenance services for credit towards a long term lease. The Curatorship Program has successfully preserved many different types of historic properties in all corners of the Commonwealth, from farmhouses to mansions; an office building, and a mountaintop lodge. Like all Curatorship properties, the Speedway Building presents many challenges and many unique opportunities. However for the right partner with a long term vision for the property and a sustainable plan, the iconic building will reclaim its place of prominence on the banks of the Charles.

This solicitation is a result of a 2012 Revitalization Study prepared by DCR and Historic Boston, Incorporated. The study builds on the community enthusiasm for a preservation solution generated by the Boston Preservation Alliance, the Boston Landmarks Commission, the Brighton-Allston Historical Society, neighborhood groups and other concerned groups and individuals. The report (attached) provides information for respondents to this request describing the building's context, background, history and condition as well as planning considerations and information on the Historic Curatorship Program.

## The purpose of this RFEI is to:

- Gauge the interest in potential public-private partners
- Identify new rehabilitation and reuse potential opportunities and challenges
- Assist in the development of a formal Requests for Proposals (RFP)

This document is a general description and call for interest and ***not a request for formal proposals***. Any party with a creative and compatible idea for the rehabilitation, management and long term maintenance of the Speedway Building is encouraged to respond to this RFEI. Submission of an Expression of Interest will not be a prerequisite for submitting a formal proposal, nor will DCR consider information submitted at this time to be binding on the respondent.

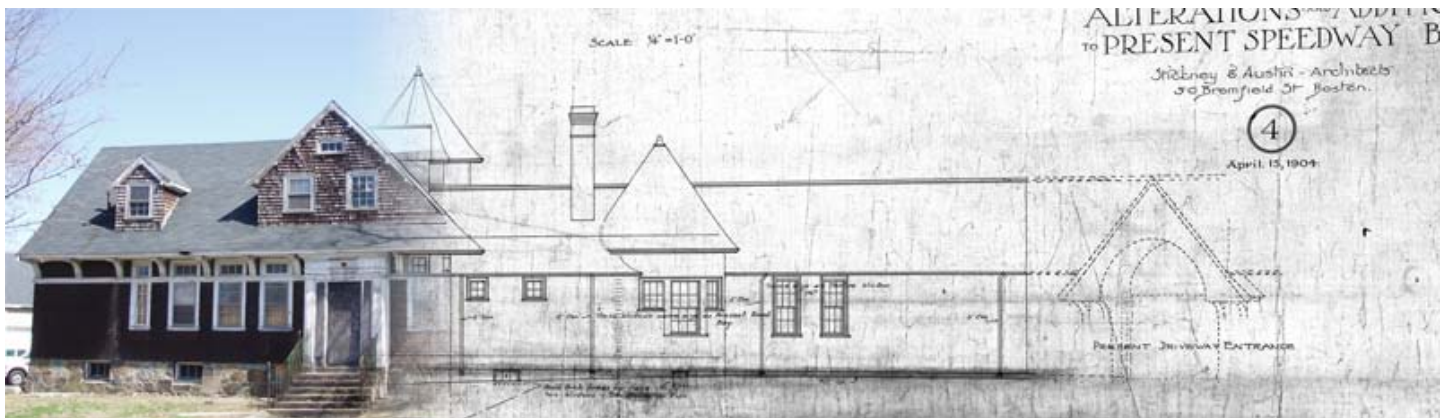
## Estimated Timeline

- |   |                  |
|---|------------------|
| • Release of Request for Expressions of Interest      | Fall 2012        |
| • Opportunity for parties to view the interior spaces | Fall 2012        |
| • Release of Request for Proposals                    | Fall/Winter 2012 |
| • Curator Selection Process                           | Winter 2013      |
| • Curator Selection / Lease Negotiation               | Spring 2013      |

## OPEN HOUSE

An open house will give respondents the opportunity to view the property, and is tentatively scheduled for Saturday, December 1 from 10am-2pm. Please contact the program at [HCP.Requests@state.ma.us](mailto:HCP.Requests@state.ma.us) if you are interested in attending the open house.

*Please do not inspect the interior this property without authorization. The building is not open to the public at this time and poses serious safety hazards.*



## SUBMISSION REQUIREMENTS

The Commonwealth invites all parties to respond to this Request for Expressions of Interest by submitting a brief narrative of the proposed reuse concept, a statement of qualifications and a brief outline of the feasibility of the proposed project. Responses should not exceed three (3) pages. Specifically, the Expression of Interest should include the following:

- 1) Cover letter with contact information
- 2) Reuse Concept
  - Describe the proposed reuse concept
  - Briefly describe the compatibility of the reuse with the historic character and traditional uses of the Speedway Building
  - Describe the public benefits of the proposed reuse
  - State the impact of the proposed use on the historic resource
- 3) Qualifications
  - Describe your role in the project
  - Provide a statement of qualifications and experience in the rehabilitation, management and maintenance of historic buildings
- 4) Feasibility
  - Identify the types of end-users expected to utilize the property
  - Describe in general terms the type of financing proposed to implement the project
  - Describe what might be potential obstacles to making the project work
  - Describe any additional information that could be provided by DCR to assist in the preparation of a proposal
  - State the anticipated lease term



**Responses are due: Friday, January 11, 2013 by 2 pm**

Mail Submissions should be mailed to:

Kevin Allen, Program Manager  
Office of Cultural Resources  
Department of Conservation and Recreation  
7th Floor  
251 Causeway Street, Boston, MA 02114-2119

Or emailed to:

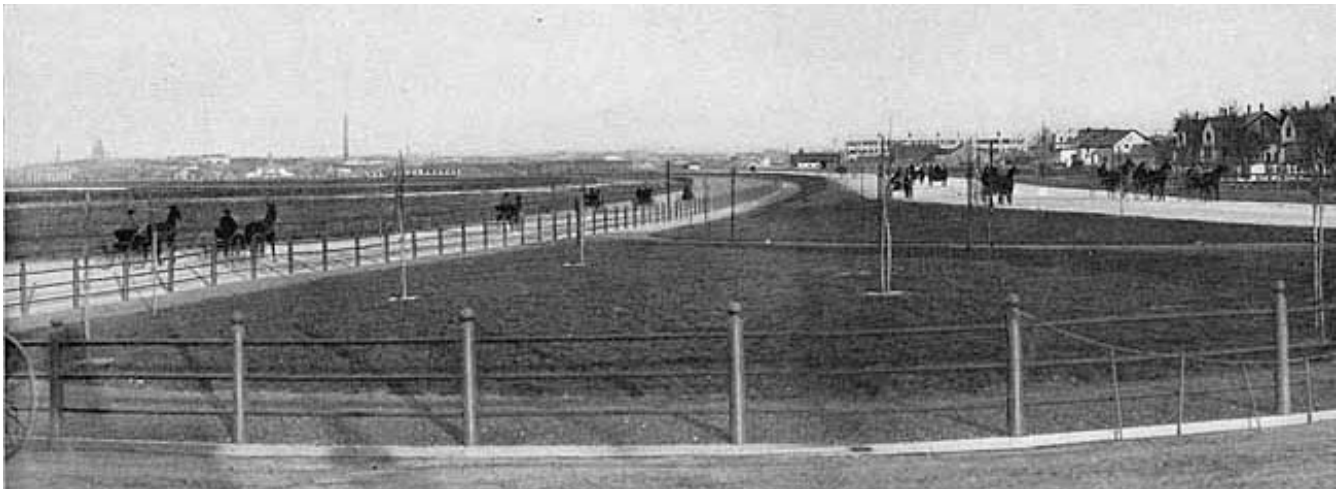
kevin.allen@state.ma.us

Emailed responses will be accepted if under 5 MB.

Responses to the RFEI are public documents and will be utilized by DCR to develop the Request for Responses (RFR) for the properties. Respondents understand that information provided may be used in whole or in part by the Commonwealth. Response to this RFEI does not legally bind the respondent to the Historic Curatorship Program or DCR in any way. Conversely, response to the RFEI is not a prerequisite for submission of a proposal through the RFR process. The Commonwealth and DCR appreciate your interest in this exciting potential partnership and welcome your comments.

All respondents to this RFEI will receive a copy of a Request for Proposals if released, unless DCR is notified otherwise.

Please contact the program for more information, either through the mailing address above or to [HPC.Requests@state.ma.us](mailto:HPC.Requests@state.ma.us).



*Speedway riding track, early 20<sup>th</sup> century*