

Notice of Intent to Partner with Head of The Charles Regatta, Inc.

The Department of Conservation and Recreation (hereinafter, "DCR"), 251 Causeway Street, Boston, MA 02114, hereby announces its intention to enter into a proposed partnership agreement with Head of The Charles Regatta, Inc. (hereinafter "HOCR"), 2 Gerry's Landing Cambridge, MA 02138, to facilitate the restoration and renovation of the Herter Center (the "Project") located along the Charles River between the Eliot Bridge and the Richard T. Artesani Playground in the Allston neighborhood of Boston, Massachusetts. The Herter Center and the surrounding grounds known as the Christian A. Herter Park, are in the care, custody and control of the DCR.

HOCR is a proponent of renovating the Herter Center. To facilitate the design, construction, and operation of the Project, HOCR proposes to invest a sum in excess of Three Million Dollars (\$3,000,000) toward the Project with approximately \$1.5 million of said investment from existing HOCR funds and an additional \$1.5 million from raised funds.

In consideration of this contribution, DCR shall enter into a revocable Memorandum of Agreement ("MOA") with HOCR. The general terms, conditions, rights and privileges of such MOA are listed below and shall be set forth in a separate written agreement to be executed by HOCR and DCR.

- The Term of the MOA shall be five years with an option, at DCR's discretion, to renew for an additional five years or alternatively, shall be ten years. With either option, the MOA is revocable by DCR at any time;
- The MOA shall authorize HOCR to access, occupy and manage the Herter Center;
- Renovation may commence once HOCR receives a Construction and Access Permit from DCR;
- A budget for the Project shall be developed by HOCR, in consultation with DCR, based on a DCR-approved plan for building renovations and landscaping within the agreed upon footprint (i.e., the building and associated grounds to be delineated in the MOA);
- The Fair Market Value of the MOA for the existing building shall be established by appraisal;
- The sum of the capital investments made by HOCR in the Project and the value of the property management provided by HOCR shall be credited towards HOCR towards the MOA fee;
- DCR will contribute in-kind or capital outlays over the course of two fiscal years for landscaping improvements to areas of Christian A. Herter Park surrounding the footprint for the Project;

The DCR publishes this notice to provide a public opportunity for comment and counter proposals. If any firm, corporation or entity wishes to submit a counter proposal, please submit a written detailed description of such proposal by 5:00pm on October 23, 2017, to:

Jennifer Norwood
Director of Public and Private Affairs
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, Massachusetts 02114
Tel: (617) 626-1164

DCR will evaluate any submissions and, if warranted, subsequently give notice of a Request for Proposals.