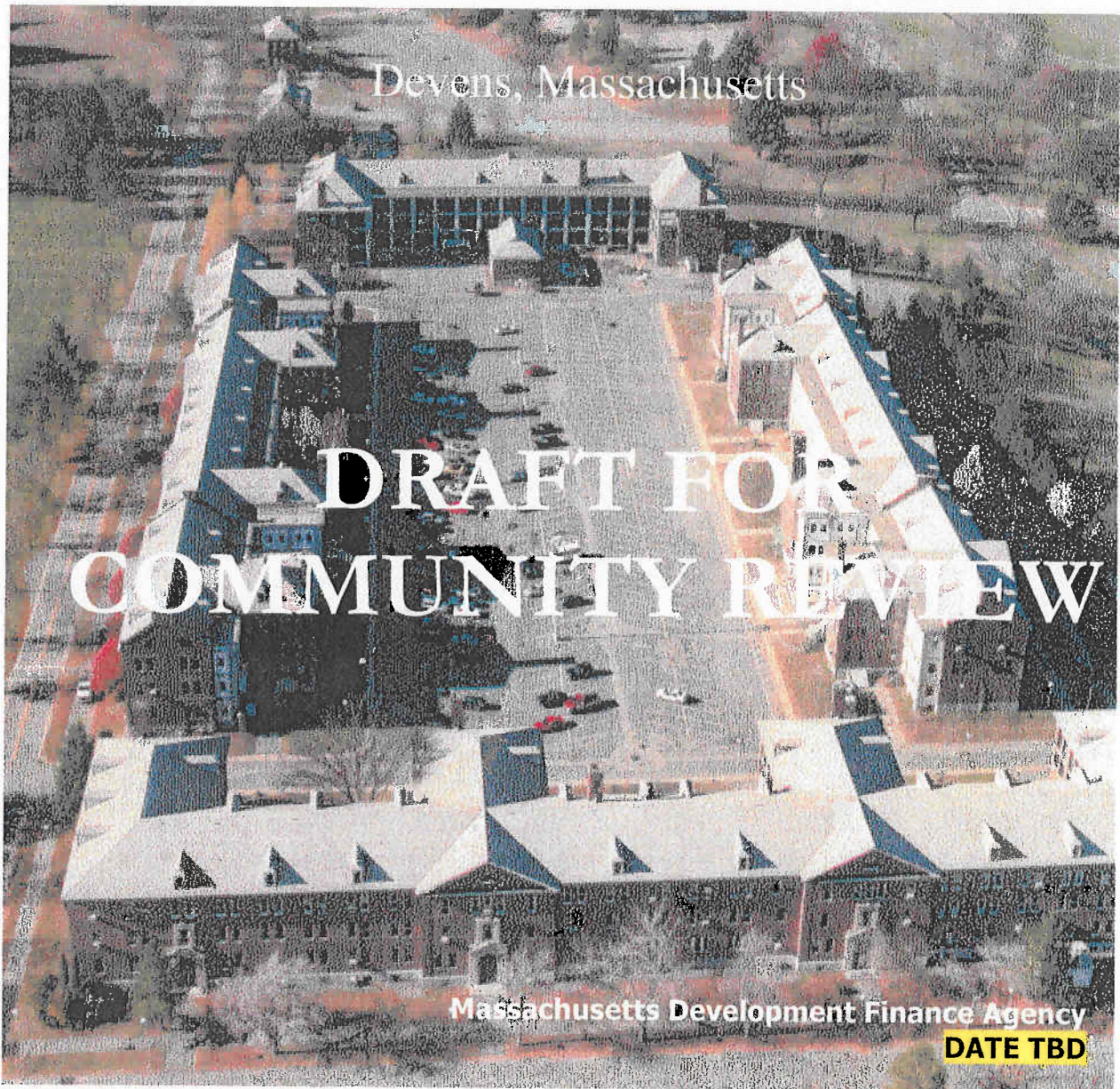


REQUEST FOR PROPOSALS

Vicksburg Square Redevelopment



MASSDEVELOPMENT

Request for Proposals:
Vicksburg Square Redevelopment

Date of Issue TBD

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MASSDEVELOPMENT

Vicksburg Square Redevelopment Request For Proposals

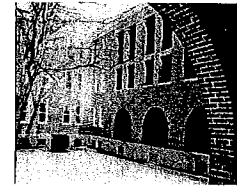


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I. PROJECT SUMMARY

The Massachusetts Development Finance Agency (MassDevelopment) is seeking proposals for the acquisition, redevelopment, and long-term management of Vicksburg Square. Comprising approximately 435,000 square feet (SF) of existing space in seven buildings on approximately 20 acres of land, Vicksburg Square was used as the base headquarters of the United States Army at Fort Devens in north central Massachusetts. MassDevelopment is a quasi-public economic development agency of the Commonwealth of Massachusetts that owns, manages, redevelops, leases, and disposes of property at Devens.

Under the Federal Defense Base Closure and Realignment Act of 1990 (BRAC), the Main and North Posts of the former Fort Devens were closed in 1996 and became the Devens Regional Enterprise Zone (DREZ), today known simply as Devens. Since 1996, MassDevelopment has planned and implemented the development of a diverse, sustainable community in Devens with a thriving and expanding commercial-industrial base and a small but growing residential population.

Over 100 families and 90 businesses call Devens home today. Current projects of note underway at Devens include Bristol Myers Squibb's \$750 million state-of-the-art biologics manufacturing plant. Representing the largest capital expenditure ever made by Bristol Myers, the facility will employ 350 technicians and management staff when it opens next year. Similarly, Evergreen Solar is completing construction of a 160-megawatt production facility, expected to employ as many as 700 skilled workers. Other smaller but no less important business expansion projects are moving forward at Devens as well.

The Vicksburg Square property primarily consists of a four-building quadrangle complex, listed on the National Register of Historic Places and currently zoned under the Devens Reuse Plan for "Innovation and Technology Center" uses. Three (3) adjacent buildings (also listed on the National Register of Historic Places) and associated land are also included in this RFP.

MassDevelopment seeks any and all viable proposals for the reuse of these historic structures. While potential proposed uses may include those allowed in the Devens Innovation and Technology Center zoning district (allowed uses include, among others: full- and small-scale office uses; incubator businesses; light industry; research & development; conference facilities; cultural and exhibit space and academic and institutional uses), proposed uses not currently allowed in the Innovation and Technology Center zoning district will not be disqualified. Recent discussions with residents of Devens and the surrounding towns have indicated a significant level of support for the residential reuse of Vicksburg Square. See Section III, Project Objectives, for additional discussion of MassDevelopment's intent regarding securing zoning relief, should it be required.

Project Description

The Vicksburg Square site is composed of four large, three-story buildings grouped in a quadrangle arrangement and three smaller buildings (a police station, former theater and former firehouse) located adjacent. The site includes approximately 19.6 acres of land. All of the Vicksburg Square buildings and surrounding landscaping are part of a National Register-listed

