

REQUEST FOR PROPOSAL

Fairway Beef Residential Development
44 Grafton & 102 Temple St, Worcester MA

Goventure Capital Group LLC (GVC) is proposing the construction of a 6-story, 60-unit residential building at 44 Grafton Street and 102 Temple Street in Worcester, MA. The project was originally designed as a 9-story residential building and has current approvals with the City as well as environmental reviews, geotechnical reports, existing conditions survey, civil engineering, CAD files, parking study, and traffic engineering related to the original 9-story project which will be provided.

GVC has created the scope below to update the previously prepared materials to advance the newly proposed project through the City of Worcester permit amendment process.

Revised Permit Civil Plans

- Revise the Permit civil engineering plans previously prepared for the project based on an updated building footprint to be provided by GVC. Plans must include:
 - Proposed geometric layout and dimensional requirements of buildings, pedestrian walkways, and site amenities.
 - Zoning and parking table demonstrating compliance or lack thereof
 - Materials anticipated to be used for construction (e.g. curbing types, pavements, and other surface treatments)
 - Proposed topography at one-foot contour elevations
 - Location, size and invert elevations of proposed drainage features
 - Location and description of perimeter erosion control measures.
 - Upgraded existing services from the abutting public street into the proposed building
 - Stormwater management system
 - Sanitary connections will be via gravity
 - Electric and telecommunications shown on plans for location only

Revised Stormwater Memo

- The site is entirely impervious today and therefore is not expected to cause an increase in peak rates of stormwater discharge from the site nor require any modeled stormwater basins or treatment systems.
- Revise the stormwater management memorandum previously prepared to include:
 - DEP Stormwater Checklist to be complete and stamped by a Massachusetts Professional Engineer
 - Narrative describing Low Impact Development (LID) and environmentally sensitive design elements that are proposed
 - Calculations for the Required Recharge volume of stormwater runoff
 - Total Suspended Solids (TSS) removal worksheets
 - A Long-term Pollution Prevention Plan template
 - A Construction Period Pollution Prevention and Erosion/Sedimentation Control Manual
 - A Post-Construction Operations and Maintenance Plan that describes the various stormwater management elements and the required maintenance tasks and identifies the responsible parties for the maintenance

Revised Transportation Memo

- Revise the technical memorandum prepared for the previously approved project to:
 - Summarize the transportation characteristics of the project
 - Review trip generation
 - Trip generation estimates will be developed for the Project based on data in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*
 - Mode share percentages will be obtained from available data from the United States Census for the Census Tracts that surround the Site and applied to the trip generation estimates to determine vehicular trip generation for the Project
 - Review parking supply and demand
 - Parking demand for the Project will be estimated based on data in the ITE *Parking Generation Manual*
 - Describe the transportation elements of on-site operations such as parking, deliveries, loading, and truck activity
 - Describe proposed modifications to the curb usage along the adjacent streets

Amend Special Permit & Variance

- File application with City of Worcester Zoning Board of Appeals to amend the previously approved project's permit and variance.
- Prepare graphics to aid in project presentation:
 - Site existing conditions
 - Site proposed conditions
 - Zoning compliance
 - Stormwater management
 - Traffic management
- Prepare one slide deck to aid in project presentation
- Assumed 8 staff hours to provide written responses to comments, minor adjustments to the plans and technical memos

Amend Site Plan review

- File application with City of Worcester Planning Board to amend the previously approved project's permit
- Assumed 8 staff hours to provide written responses to comments, minor adjustments to the plans and technical memos

Meetings

Attendance at the following meetings:

- Virtual project design meetings twice per month for five months
- One City of Worcester Interdepartmental Review Team (IRT) Meeting
- One City of Worcester Zoning Board of Appeals meeting
- One City of Worcester Planning Board meeting.