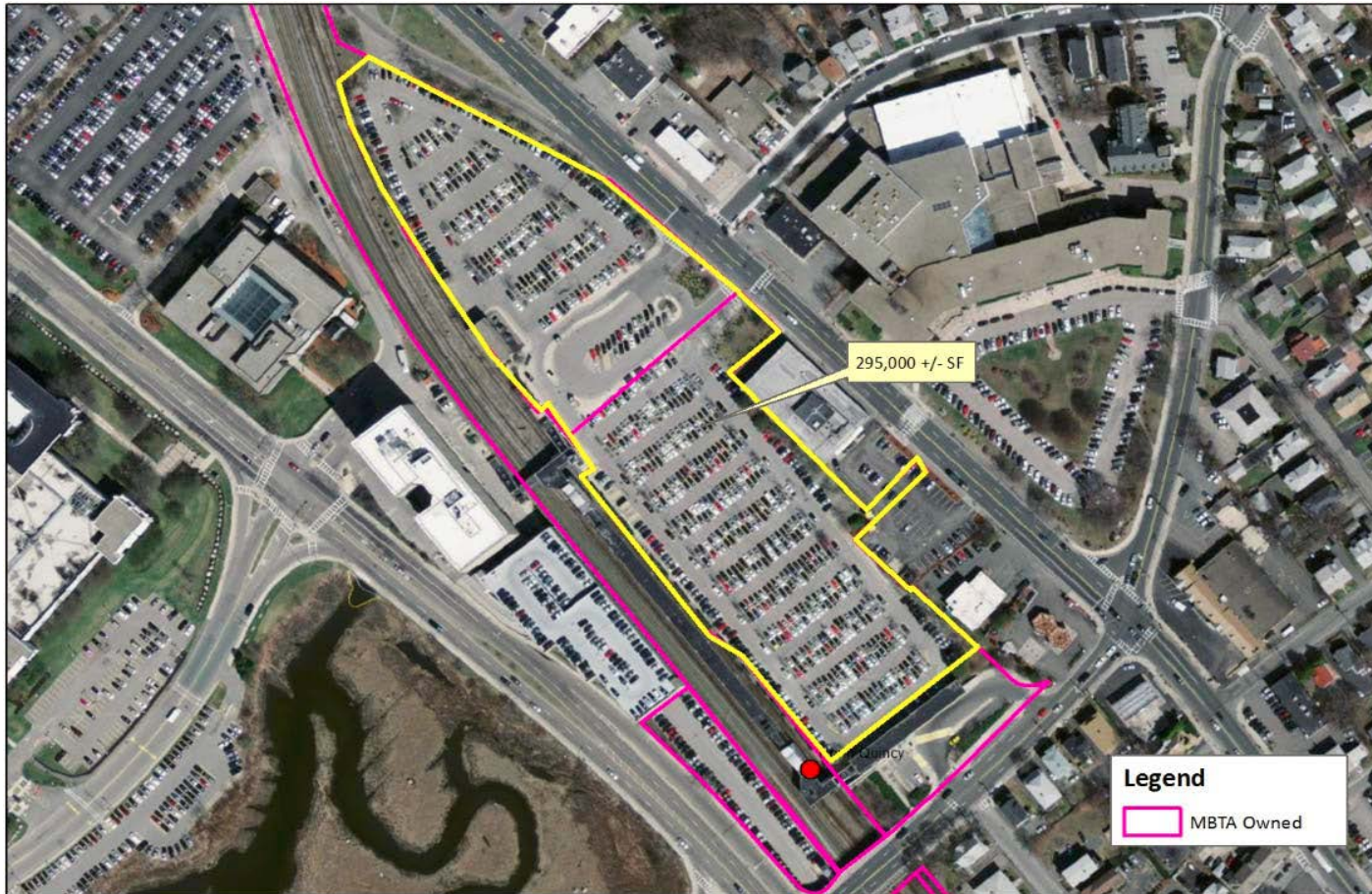


North Quincy Transit-Oriented Development

Massachusetts Bay Transportation Authority



North Quincy: Parcel Overview



North Quincy: Development Summary

	Gate Residential		Bozzuto/Atlantic		AvalonBay	
	Original Bid	Best and Final	Original Bid	Best and Final	Original Bid	Best and Final
GSF Residential	477,000	292,800	608,000	608,000	420,000	Bid withdrawn
GSF Retail	2,000	55,000	42,000	42,000	18,000	Bid withdrawn
GSF Parking	380,600	380,600	363,125	363,125	226,000	Bid withdrawn
Total GSF per project	859,600	728,400	1,013,125	1,013,125	664,000	Bid withdrawn
Residential Units	500	305	579	579	400	Bid withdrawn
Total Parking Spaces	1,110	1,162	1,307	1,307	1,379	Bid withdrawn
MBTA Spaces	852	852	852	852	852	Bid withdrawn
Total Payments over Lease Term	\$30,868,106	\$151,988,600	\$56,152,601	\$230,617,279	\$246,804,095	Bid withdrawn
NPV of Payment over Lease Term.	\$2,925,842	\$10,673,151	\$7,129,532	\$20,079,227	\$21,336,957	Bid withdrawn
Capital Investment	\$152,189,113	\$121,309,267	\$205,337,017	\$205,337,017	\$116,960,000	Bid withdrawn
City Tax Revenue	\$1.25 million	\$1.3 million	\$1.4 million	\$1.6 million	\$1.05 million	Bid withdrawn

- **GSF: Gross Square Feet**
- **Bozzuto/Atlantic's BAFO bid rent grows at 2.5% annually compared to 1% annually in their original bid.**
- **The Bozzuto/Atlantic Development City Tax Revenue does not include a one-time payment of \$5,790,000 to the City of Quincy's Affordable Housing Fund.**



North Quincy: Bozzuto/Atlantic Front Site Plan



North Quincy: Bozzuto/Atlantic Aerial Site Plan

