

# Massachusetts Bay Transportation Authority Solar Land Lease At Various MBTA Parking Facilities



# Project Overview

- April 2016 – Invitation To Bid (ITB) released
  - 37 MBTA Parking Facilities offered for Land Lease
    - 28 MBTA Surface Parking Lots - Minimum Bid of \$1,000,000/year
    - 9 MBTA Parking Garages - Minimum Bid Set at \$500,000/year
  - 20 year Lease term with a 2 year installation period
  - Bidders required to bid on Surface Parking Lots as a group, Parking Garages as a group or both groups.
    - Bids for individual locations were not allowed
- June 2016 – 2 Bids were received
  1. SunConnect bid on 3 MBTA locations
    - Deemed unresponsive pursuant to Bid requirements of the ITB
  2. Omni-Navitas Holdings, LLC's bid on all 37 MBTA parking facilities
    - \$1,908,768 proposed annual rent for all 37 MBTA parking facilities
      - escalating 3% every year



# Parking Facility Locations

## 28 MBTA Surface Parking Lot Locations

1	HAVERHILL
2	BRADFORD
3	BALLARDVALE
4	WILMINGTON
5	WAKEFIELD
6	FRANKLIN
7	NORFOLK
8	NORWOOD DEPOT
9	READVILLE
10	GLOUCESTER
11	MONTSERRAT
12	HAMILTON/WENHAM
13	HALIFAX
14	WHITMAN
15	ABINGTON
16	SOUTH WEYMOUTH
17	NORTH SCITUATE
18	COHASSET
19	WEST HINGHAM
20	WEYMOUTH LANDING
21	WESTBOROUGH
22	SOUTHBOROUGH
23	WEST NATICK
24	CANTON CENTER
25	CANTON JUNCTION
26	HYDE PARK
27	SOUTH ACTON
28	HANSON

## 9 MBTA Parking Garage Locations

1	Alewife Station
2	Quincy Adams Station
3	Braintree Station
4	Woodland Station
5	Beverly Station Garage
6	Salem Station
7	Lynn Station
8	Route 128 Station
9	Wonderland Station Garage



# Surface Parking Lot Example of Solar Infrastructure at MBTA's Westborough Station



# Parking Garage Example of Solar Canopy at Logan Airport



# Omni-Navatis Holdings, LLC Bid Analysis

Income to the MBTA over the 20 year Lease Term increasing at 3% annually

28 MBTA Surface Parking Lots	
Lease Year	Annual Income
1	\$1,337,410
2	\$1,377,532
3	\$1,418,858
4	\$1,461,424
5	\$1,505,267
6	\$1,550,425
7	\$1,596,937
8	\$1,644,846
9	\$1,694,191
10	\$1,745,017
11	\$1,797,367
12	\$1,851,288
13	\$1,906,827
14	\$1,964,032
15	\$2,022,953
16	\$2,083,641
17	\$2,146,150
18	\$2,210,535
19	\$2,276,851
20	\$2,345,157
<b>Total Income Over the 20 Year Lease Term</b>	<b>\$35,936,708</b>

9 MBTA Parking Garages	
Lease Year	Annual Income
1	\$560,661
2	\$577,481
3	\$594,805
4	\$612,649
5	\$631,029
6	\$649,960
7	\$669,459
8	\$689,542
9	\$710,229
10	\$731,535
11	\$753,482
12	\$776,086
13	\$799,369
14	\$823,350
15	\$848,050
16	\$873,492
17	\$899,696
18	\$926,687
19	\$954,488
20	\$983,122
<b>Total Income Over the 20 Year Lease Term</b>	<b>\$15,065,171</b>

<b>Grand Total Income Over the 20 Year Lease Term</b>	<b>\$51,001,879</b>
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