



# REQUEST FOR PROPOSALS RESIDENTIAL DEVELOPMENT OPPORTUNITY

THE DEVELOPMENT OF  
±6.6 ACRES OF RESIDENTIAL LAND AT  
ADAMS CIRCLE, DEVENS, MA



ISSUED: DECEMBER 22, 2025  
PROPOSALS DUE: FEBRUARY 27, 2026

PROJECT WEBSITE:  
<https://www.massdevelopment.com/rfps-and-rfq/>

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## 1. PROJECT SUMMARY

The Massachusetts Development Finance Agency (MassDevelopment), the state's development finance agency and land bank, is seeking one or more qualified development teams for the acquisition and development of up to  $\pm 6.6$  acres of residentially zoned and vacant land at Adams Circle in Devens, Massachusetts. Devens is a 4,400-acre, master-planned, mixed-use community approximately 35 miles northwest of Boston on Route 2, with easy access to I-495 and commuter rail service. This business-friendly community offers one-stop expedited permitting and is home to more than 7,600 employees across nearly 100 businesses.

MassDevelopment anticipates that this development-ready opportunity will add 30 to 50 new residential units to the growing Adams Circle neighborhood, which is located in the heart of Devens and offers unmatched walkability. MassDevelopment is currently designing the reconstruction of Adams Circle, a looped public way, and associated utility infrastructure. Residential uses are allowed by-right under the Devens Zoning By-laws, with built-in flexibility for denser development under the Innovative Residential Development Regulations. Permitting in Devens is streamlined under a unified permitting system administered by the Devens Enterprise Commission. Financing may also be available through MassDevelopment, including loans, guarantees, and bonds.

MassDevelopment invites interested parties to submit responses to this Request for Proposals (RFP) detailing their qualifications, proposed development plan, project financials, and other relevant materials for consideration.

Adams Circle RFP Contact: Amanda DeGrace, Vice President, Real Estate Development  
MassDevelopment  
[adegrace@massdevelopment.com](mailto:adegrace@massdevelopment.com)



Figure 1: Adams Circle, Devens. (Photo: MassDevelopment.)

## 2. ABOUT DEVENS

Located approximately 35 miles northwest of Boston and 25 miles north of Worcester, Devens is a regional enterprise zone managed by MassDevelopment. Since the closure of Fort Devens, a former U.S. Army installation, in 1996, MassDevelopment has led the transformation of the 4,400-acre site into an award-winning and thriving mixed-use community that serves as a model for military base reuse. Today, Devens, which is conveniently located off Route 2, I-190, and I-495, is home to 256 residential units, nearly 100 businesses, and more than 7,600 employees that contribute \$7.9 billion to the Massachusetts economy.

Notable employers in Devens include Bristol Myers Squibb, Commonwealth Fusion Systems, Little Leaf Farms, and New England Studios. Multiple businesses, such as SMC, Werfen, and YMC America, are currently expanding, while new businesses continue to be attracted to Devens' large sites, convenient transportation access, and streamlined 75-day permitting.

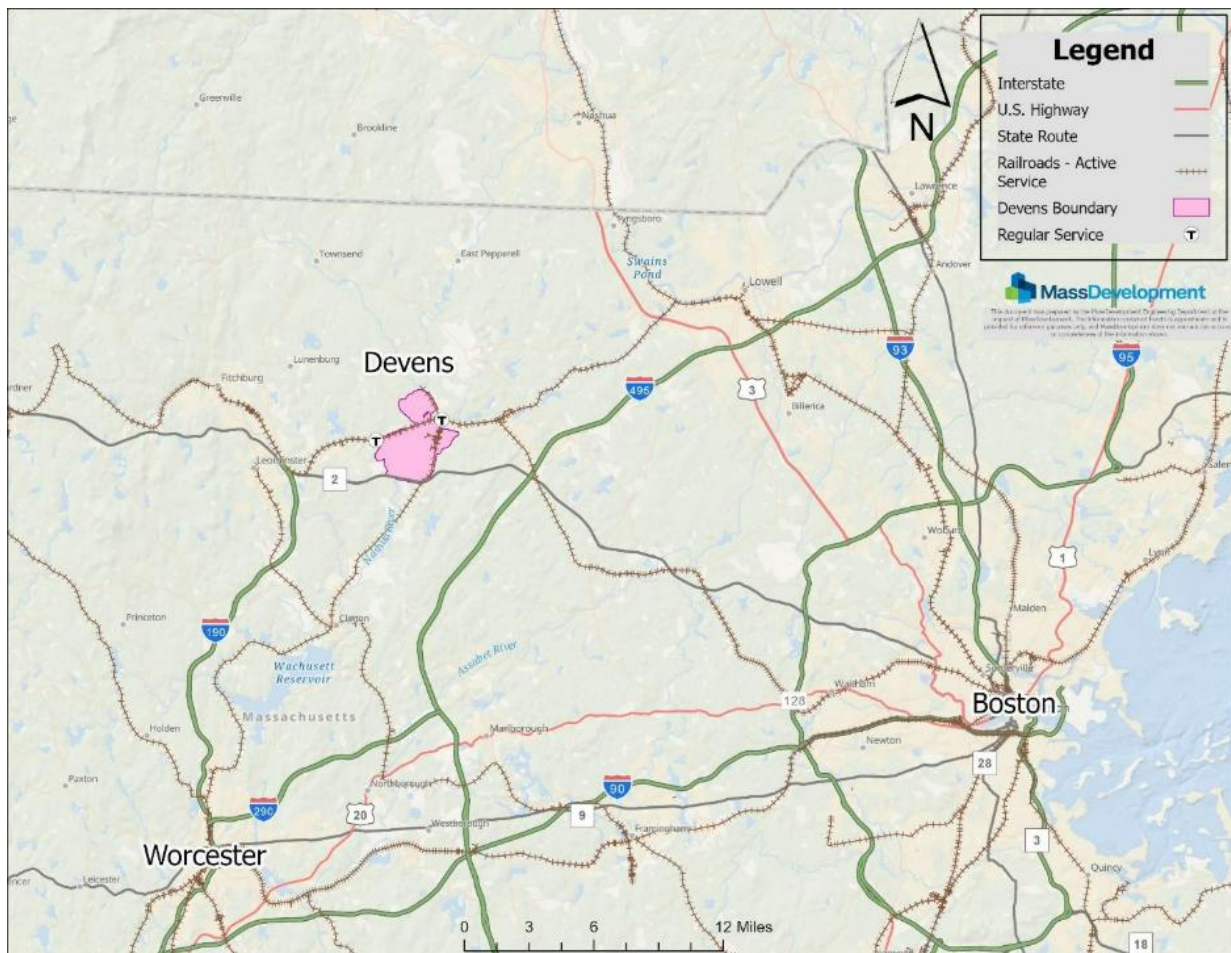


Figure 2. Devens in proximity to Boston and Worcester. (Image: MassDevelopment.)

### Housing Context

In addition to its high-quality job opportunities, Devens is also a desirable place to live and play, with walkable residential neighborhoods and ample open space. Currently, there are 256 housing units in Devens with another 84 permitted and 62 planned. Most of the existing units are single-family homes, duplexes, and townhomes; 58 are age-restricted units in a single



complex. A 46-unit multifamily rental building is currently permitted and anticipated to commence construction in the first half of 2026, while 12 detached townhomes are under construction and expected to be occupied by summer 2026. MassDevelopment and the Healey-Driscoll Administration have made it a priority to increase housing in Devens. According to the Executive Office of Housing and Livable Communities, 6,300 new housing units are needed in the next decade to meet demand in the 22-town Montachusett region, which includes Devens. In the past decade, the median single-family home price in the region has more than doubled, while only 1.1% of units are currently for sale or rent, creating intense demand for housing.



Figure 3. Devens with the Nashua River in the foreground. (Photo: MassDevelopment, Flylisted.)

Devens includes portions of the Towns of Ayer, Harvard, and Shirley. Since 2012, Devens has contracted with Harvard Public Schools, a highly regarded public school system, to educate students residing in Devens. In the 2023-2024 academic year, there were 86 full-time students from Devens attending the Hildreth Elementary and Bromfield (High) Schools in Harvard. In addition, the Francis W. Parker Charter School and Applewild School are both conveniently located in Devens.

Devens is well known for its large, meticulously maintained athletic fields that host hundreds of field games and events each year. Nearly 70 acres of fields draw thousands of athletes and spectators each year for lacrosse, soccer, and more, while many also enjoy a round of golf at Red Tail Golf Club. Approximately one-third of Devens (1,400 acres) is permanently protected

open space, with highlights such as Mirror Lake, the Nashua River, and the Oxbow National Wildlife Refuge.



Figure 4. Rendering of permitted 12-townhome development at Adams Circle by Reframe Systems. (Image: Reframe Systems.)

### Role of MassDevelopment

Since the closure of the former Fort Devens in 1996, MassDevelopment has served as the local redevelopment authority and master developer of Devens. MassDevelopment is responsible for the daily operation of Devens, providing municipal services (e.g., public safety, public works) and collecting taxes. As the state's development finance agency and land bank, MassDevelopment delivers financing solutions, real estate expertise, and other assistance to strengthen and grow the Massachusetts economy. We partner with businesses, nonprofits, developers, banks, and municipalities, providing resources to help create jobs, build housing, and foster vibrant communities across the state. During FY2025, MassDevelopment financed or managed 409 projects generating investment of more than \$4.65 billion in the Massachusetts economy. These projects are estimated to create or support 25,246 jobs and build or preserve 2,867 housing units.

Additional information about MassDevelopment and Devens, including a recent business profile and economic impact report, is available in Appendix B.

## 3. ADAMS CIRCLE: SITE DESCRIPTION

The property comprises two parcels, Parcel A ( $\pm 3.5$  acres) and Parcel B ( $\pm 3.1$  acres), totaling  $\pm 6.6$ -acres (see Figure 5). **A development team may propose the acquisition and development of either Parcel A or Parcel B, or both parcels.** Parcel A constitutes the land surrounded by the Adams Circle right-of-way, while Parcel B sits between Adams Circle and Willow Brook, bounded to the north by an existing residential development and to the south by the Open Space & Recreation Zoning District.





### Neighborhood Context

Adams Circle is located off Cavite Street and within walking distance of many local amenities, including Devens Common, the community's main commercial area, and Rogers Field, a former Army parade ground now used for recreation. Willow Brook runs west of the site, separating Adams Circle from Jackson Road, the main thoroughfare through Devens, while a natural buffer along the site's southern end separates the parcels from nearby commercial uses. To the site's north are eight net-zero, single-family homes and, to its east is an already-permitted 12-townhome development by Reframe Systems.

Devens Common features multiple restaurants, two hotels, a conference center, and numerous convenience, retail, and professional services establishments. In addition, the Canteen at Pathway Devens on Jackson Road features the Sterling Street Brewery taproom and outdoor dining. Downtown Ayer and Shirley, which provide even more destinations, are approximately two and three miles away, respectively.

### Site Conditions & Access

**Topography:** The site is relatively flat and grassy with some mature trees. The western edge slopes downward toward Willow Brook and the northwestern corner has been identified as a stormwater treatment area to be installed as part of the Adams Circle reconstruction project. To the east of the permitted 12-unit development is a wooded and hilly open space that screens this area from commercial and industrial uses further to the east.

**Stormwater:** All projects must be designed and constructed in accordance with the DEC's Industrial Performance Standards and General Regulations ([974 CMR 4.00 et seq.](#)) of the Devens Enterprise Commission (DEC). Generally, all projects must comply with the Massachusetts Department of Environmental Protection's (MassDEP) Stormwater Management Standards and treat all runoff on-site. The proposed stormwater basin on the northern end of Parcel B, shown in Figure 5, is designed for runoff from public rights-of-way and other public properties. This area should not be included in any proposal's stormwater management plan; it will be operated and maintained by MassDevelopment. MassDevelopment expects to negotiate with the selected development team(s) for any necessary legal agreements (e.g., subdivision, easement) for the continued operation and maintenance of the basin.

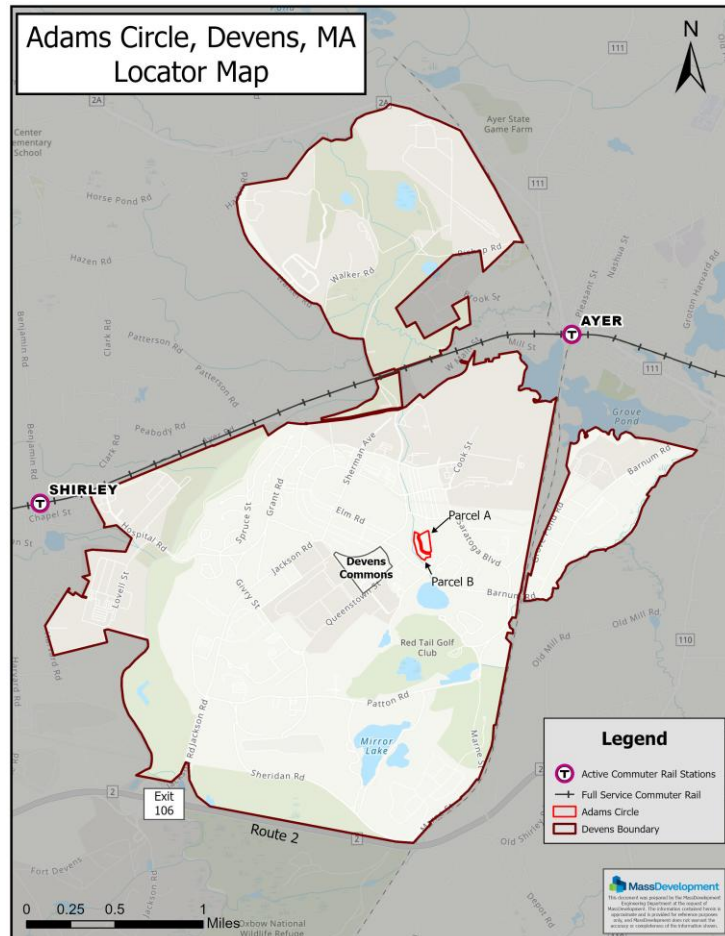


Figure 6. Adams Circle within Devens. (MassDevelopment.)



*Structural and environmental conditions:* The property is a former military housing area that had 12 structures and a total of 86 units. The site was contaminated by pesticides, but remediated in cooperation with the U.S. Army, U.S. Environmental Protection Agency (EPA), and MassDEP. Pursuant to the Massachusetts Contingency Plan, the property was remediated to S1 standards and deemed suitable for residential use in 2009 by MassDEP. The selected respondent will be responsible for its own due diligence, such as geotechnical investigation, after selection. **No on-site work is permitted during this RFP process and any subsequent access will require the express written authorization of MassDevelopment.**

*Utilities:* Devens Utilities is a component division of MassDevelopment that provides electricity, natural gas, water, and sewer services to all businesses and residents in Devens.

Electric: MassDevelopment expects to install new underground electric and communication conduits on the easterly leg of Adams Circle, as shown on the proposed design plans available in Appendix B. MassDevelopment expects that the selected development team(s) will extend duct banks as needed for the proposed development and will be responsible for the cost of additional infrastructure (e.g., transformers and cable installation), which MassDevelopment expects to be performed by Devens Utilities. Conduits for electricity and communication must be designed to meet the specifications of Devens Utilities and MassDevelopment expects that they will match those shown on the preliminary design plans available in Appendix B.

Natural gas: An existing gas line running along the easterly side of Adams Circle, as shown on the existing conditions plan in Appendix B, is planned to be relocated to run north-south along the easterly edge of Parcel A, as shown on the proposed design plans available in Appendix B. If a proposal anticipates including gas service, MassDevelopment anticipates that the selected development team(s) will be responsible for the cost of connections and additional line installation, the locations and specifications of which will be coordinated with Devens Utilities.

Telecom: MassDevelopment expects to install new underground telecom conduits along the easterly leg of Adams Circle, as shown on the preliminary design plans available in Appendix B. The selected development team(s) will be responsible for extending duct banks along the remainder of Adams Circle, as needed to provide service connections to their proposed development. MassDevelopment expects the selected development team(s) to obtain information related to specific services, upgrades, or other expenses directly from service providers.

Water and sewer: MassDevelopment expects to install new water and sewer mains as shown on the preliminary design plans available in Appendix B. Stubs will be provided for extension into Parcel A and the selected development team(s) will be responsible for the construction of new water and sewer service connections to and from these points.

### **Transportation**

Adams Circle is a public roadway owned and maintained by MassDevelopment and open to general traffic. Vehicular access to the property is from Cavite Street to the north, which connects to Jackson Road. MassDevelopment expects to provide secondary emergency access via a restricted use path from Barnum Road to the south.

MassDevelopment is currently designing and permitting the reconstruction of Adams Circle, but the proposed improvements will only include sidewalks along the easterly side of Adams Circle in front of the permitted development by Reframe Systems. Sidewalks will need to be installed along Parcels A or B as part of this proposal. The construction of sidewalks will be the

responsibility of the selected development team(s) and constructed in compliance with local regulations and in coordination with MassDevelopment. Sidewalks in Devens are typically five (5) feet wide and separated from the roadway by a five (5) foot wide grass strip, unless otherwise approved by MassDevelopment and the DEC. The proposed stormwater basin on the northern end of Parcel B assumes that all public sidewalks, including those to be constructed by the selected development team(s), will be porous pavement. Any proposal that does not include porous pavement sidewalks will need to address the resulting stormwater runoff in accordance with a stormwater management plan. (See *Stormwater* above for more information and requirements.)

Route 2 runs along the southern boundary of Devens and provides direct access to Boston and Cambridge. Interstate 495 is approximately 7.5 miles away and Interstate 95 is approximately 22 miles away. Interstate 190, approximately 5 miles west of Devens, provides direct access to Worcester, MA. Commuter rail service on the Fitchburg Line to North Station in Boston is easily accessed from stations in Ayer and Shirley. The Montachusett Regional Transit Authority (MART) provides fixed-route shuttle service and on-demand ride service. There are sidewalks, walking trails, and bike lanes throughout Devens, providing connectivity for multiple modes of sustainable transportation.

Additional information related to the above items, such as parcel boundaries, base map files, and site photos, is available in Appendix B.



Figure 7. Existing residential units along Cavite Street and Adams Circle. (Photo: MassDevelopment.)



## 4. PERMITTING & ENTITLEMENTS

### **Massachusetts Environmental Policy Act (MEPA)**

The Devens Regional Enterprise Zone (DREZ, or Devens) is a master-planned development that received a Certificate on its Final Environmental Impact Report (FEIR) from the Secretary of Energy & Environmental Affairs (EEA) on September 14, 1995. Multiple Notices of Project Change (NPC) amending the Section 61 Findings have subsequently been filed, which identify various impact thresholds. The most recent update to the Section 61 findings for the master plan was in 2008; the Certificate on the NPC was issued on July 11, 2008. MassDevelopment does not anticipate that the development of Adams Circle will require any filing with the MEPA Office, but expects to work with the selected respondent(s) if such a filing is required.

### **Local Permitting**

The selected development team(s) will be responsible for determining and securing all permits required to undertake the proposed development. Devens offers a unique one-stop permitting system (Unified Permitting), which is administered by the [Devens Enterprise Commission](#) (DEC). The DEC functions as, among other things, the board of health, conservation commission, zoning board, and planning board, meaning all local permits are encompassed in the DEC's unified permitting process. All applications are acted upon within 75 days, including an application for a Level Two development permit, which MassDevelopment expects any development on Adams Circle will require. The DEC permitting process also coordinates with Devens' various operational departments, including Engineering, the Devens Fire Department, Public Works, and Utilities for a streamlined development process.

The site is located within the Residential II Zoning District. Residential uses, including multifamily, are by-right uses, subject to the applicable dimensional and performance standards. Developments that meet certain building performance standards may qualify under the Innovative Residential Development (IRD) II regulations, which could allow for denser development. Proponents should review the [Devens Zoning By-laws](#) and [Devens Rules & Regulations](#) for more information.

The Devens Fire Department requires that every building, including residential structures (and any structures attached thereto), be equipped with sprinkler systems.

## 5. DEVELOPMENT OBJECTIVES

MassDevelopment has multiple goals and objectives for the development of the parcels, which have been informed by other successful residential projects in Devens. Competitive proposals will incorporate the following elements:

- **Effective Public-Private Partnership:** MassDevelopment aims to identify an outstanding development team that is experienced, well-capitalized, creative, and flexible; is willing to work cooperatively with MassDevelopment the DEC, and the local community; and is appreciative of the significant beneficial impact this project will have in defining the character of Devens.
- **Range of Housing Types:** A variety of housing types, including single-family homes, townhomes, duplexes, and multifamily buildings, and a variety of housing sizes are highly encouraged. Proposals targeting a variety of price points are preferable and may

be developed as rental and/or ownership properties. MassDevelopment does not expect to select a proposal comprising only single-family housing units.

- **Streamlined, Developer-Led Process:** MassDevelopment expects to cooperate and coordinate closely with the developer to provide administrative support, but the process will be led by the developer team. Proposals will be evaluated in part based on developer capacity and project timeline.
- **Housing Affordability:** Proponents should review the relevant materials, including the [Devens Zoning By-laws](#) and [Devens Rules & Regulations](#), to ensure compliance with affordability requirements in Devens. MassDevelopment expects to view proposals offering a deeper level of affordability or a higher percentage of affordable units more favorably. All affordable units must be integrated into the project and be indistinguishable from market-rate units in terms of design and finishes.
- **Intra-Devens Connections:** MassDevelopment will view proposals that complement the existing and proposed residential development in its vicinity and strive for distinctive, mindful neighborhood design more favorably.
- **Sustainability Practices:** Structures should be “net-zero capable.” MassDevelopment expects to view proposals that commit to achieving a higher standard, such as Passive House (PHIUS) certification, more favorably. Similarly, MassDevelopment expects to view projects that include rooftop solar panels or are solar-ready (i.e., have conduit and structural capacity to accommodate future installations of an appropriate size) more favorably. Low-impact development (LID) techniques for stormwater management and other innovative approaches to sustainability and resilience are encouraged.
- **Open and Public Space:** Shared open space, playgrounds, or recreational use are encouraged.
- **Respondent Diversity & Equity Impact:** MassDevelopment expects to view proposals that identify clear and attainable outcomes of equitable impact, such as a diverse development team, diverse business participation, and/or equitable homeownership and/or rental opportunities, more favorably. MassDevelopment strongly encourages diverse development teams to submit responses to this RFP.



## 6. ELEMENTS OF A PROPOSAL

All proposals shall provide information related to the elements listed below in sufficient detail to allow MassDevelopment to conduct an informed and fair selection process. Respondents are encouraged to use the RFP Submission Checklist in Appendix A. **All submissions must, at a minimum, include the following elements:**

- Information about the development team, including, but not limited to:
  - Identification of the proposed development entity that would be party to a Land Disposition Agreement (LDA) with MassDevelopment and an indication of any other affiliated entities (e.g., subsidiary/ies), if applicable;
  - Company profile with qualifications of development team, including investors and lending institutions;
    - Identification, resumes, and relevant experiences of team members responsible for the development process, e.g., design, permitting, engineering, construction, legal, and financing;
    - An organizational chart that identifies the principal-in-charge and project manager(s);
  - Any potential conflicts of interest that the individual team members or firms may have because of existing or prior relations with MassDevelopment, members of its Board, or its officers or other employees;
  - Evidence of ability to secure sufficient equity and financing to implement the project and demonstrated experience in financing residential development projects of this scale.
- Information about the housing development proposal, including, but not limited to:
  - A preliminary site plan for the proposed project;
  - A project narrative that includes a description of proposed building types with lot sizes, identification of units for sale or rent (as applicable), approximate pricing, anticipated phasing (if applicable), and a general description of the proposed architectural style(s), building performance and sustainability measures, and other features.
- A proposed timeline from selection to completion, inclusive of permitting and construction (of all phases, if applicable);
- Information about the proposal's financials, including, but not limited to:
  - A proposed purchase price for either Parcel A or Parcel B, or both, as applicable;
  - A project budget that clearly identifies the total project cost; sources of capital, including equity and debt financing, and uses, including debt service (if applicable and available); and an operating budget (if applicable);
  - A financial summary that clearly demonstrates the financial capacity to secure financing (if necessary) and complete the proposed project;
  - Revenue and operating assumptions, including a detailed development pro-forma in Excel (unlocked with formulas viewable).

## 7. RFP SCHEDULE & PROPOSAL SUBMISSION

RFP issued	Monday, December 22, 2025
Developer site visit (optional) <b>*RSVP to <a href="mailto:adegrace@massdevelopment.com">adegrace@massdevelopment.com</a> at least 24 hours prior</b>	11 AM, Thursday, January 15, 2026
Second developer site visit (if necessary)	11 AM, Tuesday, January 20, 2026
Deadline for questions Email to <a href="mailto:adegrace@massdevelopment.com">adegrace@massdevelopment.com</a>	4 PM, Wednesday, January 28, 2026
Responses to questions available at <a href="https://www.massdevelopment.com/rfps-and-rfqs/">https://www.massdevelopment.com/rfps-and-rfqs/</a>	Friday, February 6, 2026
Proposals due Email to <a href="mailto:adegrace@massdevelopment.com">adegrace@massdevelopment.com</a>	12 noon, Friday, February 27, 2026
Anticipated selection date	April 2026

*\*MassDevelopment reserves the right to alter the timeline as it deems necessary or desirable.*

MassDevelopment expects that there will be one site visit to the property and an RSVP via email to [adegrace@massdevelopment.com](mailto:adegrace@massdevelopment.com) at least 24 hours in advance is required. Attendance at the site visit is not required to submit a response, but encouraged. Though Adams Circle is a public way, access to the site cannot be guaranteed outside of the organized site visit due to potential construction. In the event of inclement weather or capacity limitations, a second optional visit may be hosted, with a notification posted on MassDevelopment's website (<https://www.massdevelopment.com/rfps-and-rfqs/>) if it will occur. Instructions for site access, parking, and other details will be provided via email.

All questions must be submitted in writing by the time and date above. It is the responsibility of respondents to ensure that they receive all information pertaining to this RFP by visiting the website link listed above to check for any addenda or modifications.

Digital responses are required. Responses to this RFP must be submitted by the deadline above via email to Amanda DeGrace at [adegrace@massdevelopment.com](mailto:adegrace@massdevelopment.com). Responses should be clearly marked "RFP - ADAMS CIRCLE, DEVENS." **NOTE: A shared link with cloud storage is required for any attachments over 25 megabytes. MassDevelopment is unable to accept larger email attachments.**



## 8. REVIEW PROCESS

A review committee comprising MassDevelopment staff will evaluate the proposals based on the below criteria. MassDevelopment reserves the right to not review proposals that do not include all of the required elements or are not received by the deadline.

Evaluation criteria:

- Demonstrated experience in and capacity for the permitting, development, and marketing of residential projects of a similar scope and quality to the proposed project;
- Consistency with each development objective identified in Section 5;
- A proposed purchase price reflective of current market conditions and the level of affordability, quality of design, and development team's financial capacity;
- Clear ability to secure sufficient funding to implement the proposed project; and
- A realistic timeline with feasible benchmarks for securing financing and entitlements, commencing construction, and completing the project.

The review committee may or may not contact respondents for further clarification or interviews and may also contact references. The committee reserves the right to identify a "shortlist" of respondents for interviews and to make recommendations to the MassDevelopment Board of Directors based upon the information contained in the proposals.

Determination of any successful response will be made using a best-value determination with the goal of making an award to the respondent(s) who is/are determined to be responsive, possess the capabilities necessary to fulfill the requirements of this RFP and the selected proposal, and conform to the requirements and criteria stated herein.

MassDevelopment has issued this RFP because it believes it is in its best interest and not because of any legal requirement to do so. MassDevelopment is not obligated to select the bidder proposing the highest purchase price for the applicable parcel(s) and expects to prioritize proposals that best achieve the overall development objectives for the site. MassDevelopment is in the process of appraising the site for a current valuation of the property.

MassDevelopment expects that the selected development team(s) will negotiate and enter into an LDA with MassDevelopment based on terms consistent with the selected proposal and development objectives and other terms and conditions deemed necessary or desirable by MassDevelopment. The execution of any LDA and conveyance of any property by MassDevelopment is subject to the approval of the Board of Directors of MassDevelopment.

Additional information is available in Appendix B.

## 9. GENERAL PROVISIONS

MassDevelopment reserves the right to reject any or all responses or parts of responses, to solicit new responses, and to enter into or not enter into any agreement(s) as it deems to be in its best interest.

Diverse respondents are encouraged to submit responses. No respondent will be subject to discrimination on the basis of race, color, sex, or national origin in consideration of the responses.

MassDevelopment reserves the right to waive any informalities, minor deviations, insignificant mistakes, and matters of form rather than substance and to seek clarification of any proposals, which can be waived or corrected without material prejudice to other respondents, potential respondents, or MassDevelopment. No officer or agent of MassDevelopment is authorized to waive this reservation.

A proposal may be modified or withdrawn by a respondent prior to the proposal submission deadline by delivering a written notice to the Agency representative that is authorized to receive questions as set forth in Section 7 above.

MassDevelopment is providing the information in this RFP for the convenience of prospective respondents. Respondents are advised that MassDevelopment makes no representations or warranties, express or implied, that the parcels comply with the zoning, that the parcels can be used for any particular use or purpose, or about the condition of the parcels. Proposers are expected to undertake an independent review and analysis of the zoning, physical and environmental conditions, required approvals and other considerations applicable to the development of the parcels. Acceptance of the proposal does not constitute permit approval that may be required, nor does it create any kind of binding legal relationship between the proposer and MassDevelopment. Proposers are responsible for all aspects and content of their responses to this RFP, including, but not limited to any costs incurred in connection with the preparation and submittal thereof.

**DISCLAIMER:** This document (the “RFP”) does not consist of an offer nor a contract, but is merely an advertisement intended to potentially elicit offers from interested developers. All documents or other submittals to MassDevelopment shall become property of MassDevelopment. All proposers are advised that MassDevelopment is subject to the Massachusetts Public Records Laws (M.G.L. c. 66 § 10 and related statutes and regulations) and that any documents, tangible media, etc., submitted to MassDevelopment will be subject to public disclosure in accordance with applicable law. Respondents to this RFP will not be compensated or reimbursed for any costs incurred in preparing a response. MassDevelopment is not obligated to sell, lease, or otherwise contract for the sale of the subject property or any other services or products described herein.

MassDevelopment reserves the right to (1) accept or reject any or all proposals, (2) waive any anomalies in proposals, (3) negotiate with any respondent, and (4) modify or cancel the RFP.



## APPENDIX A: RFP CHECKLIST

STATUS	ITEM
<input type="checkbox"/>	<b>DEVELOPMENT TEAM:</b> Company Profile and Qualifications of each member of development firm(s) and partners
<input type="checkbox"/>	<b>HOUSING DEVELOPMENT PROPOSAL:</b> Narrative may not exceed 15 pages.
<input type="checkbox"/>	<b>PROJECT TIMELINE:</b> From Selection to Construction, including permitting and financing
<input type="checkbox"/>	<b>FINANCIALS:</b> Firm Financial Summary. Pro-Forma with Detailed Project Budget with Sources & Uses (Project Costs, Capital Sources, Operating Budget & Debt Service)
<input type="checkbox"/>	<b>PURCHASE PRICE BID FORM:</b> Proposed purchase price for the applicable parcel.
<b>PLEASE NOTE UPON SUBMISSION:</b> <ul style="list-style-type: none"> <li>Any attachments should be in a searchable PDF and any spreadsheets (e.g., Excel) should be unlocked with formulas visible.</li> <li>A shared link with cloud storage is required for any attachments over 25 megabytes. MassDevelopment is unable to accept larger email attachments.</li> </ul>	

## APPENDIX B: RFP LIBRARY FOR ADAMS CIRCLE

Supplementary material is included within [this link](#). MassDevelopment does not make any representations or warranties as to the completeness or accuracy of any of materials provided.

As of the date of the RFP, this link includes:

### **Adams Circle Materials**

- Existing Conditions
- Parcel Plan
- Preliminary Infrastructure Design Plans
- Various photos (MassDevelopment & Flylisted)
- Video, drone (Flylisted)

### **Proposed Development at 25 Adams Circle (Reframe Systems)**

- 25 Adams Circle, Devens, Record of Decision (DEC, October 9, 2025)
- 25 Adams Circle, Devens, Presentation to Devens Committee (Reframe Systems, May 7, 2025)

### **MassDevelopment & Devens**

- MassDevelopment & Devens: An Overview (MassDevelopment, December 2025)
- Devens Business Profile & Economic Contribution Analysis (Cambridge Econometrics, July 2025)
- Devens Housing Working Group Final Report (Devens Housing Working Group, May 2025)
- MassDevelopment's Potential Financing Resources (MassDevelopment)
- Overview of the DEC Permitting Process (DEC, 2014)
- c. 498 of the Acts of 1993
- Devens Reuse Plan (1994)
- Devens Reuse Plan Map (2016)
- Devens Zoning Map
- Map of Historic Town Boundaries
- Map of Water Resources Protection Overlay Districts
- Devens Soil Management Policy
- Secretary's Certificate on MEPA NPC for Devens (July 2008)
- "Army Deed" for Devens from U.S. Army to Government Land Bank (May 15, 1996)