

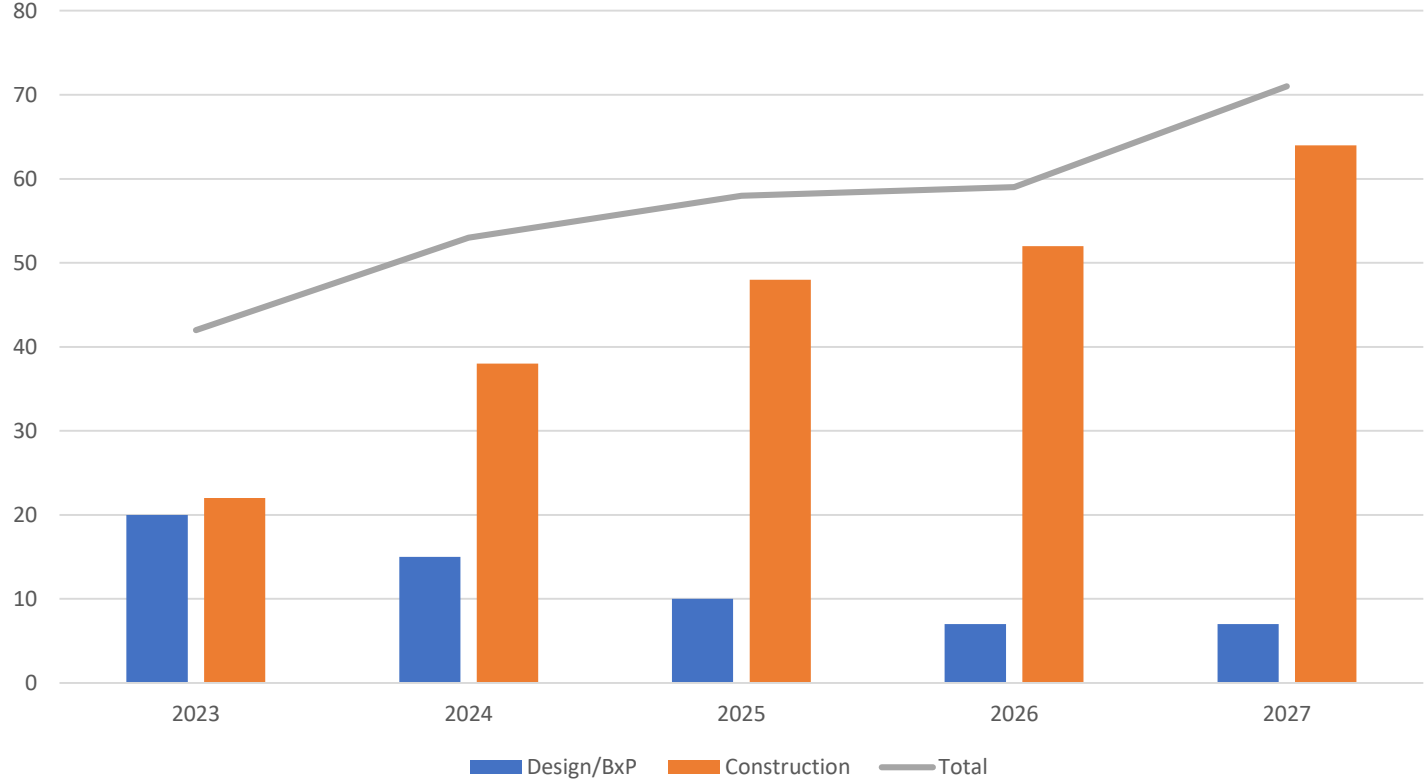
Temporary Construction Office Use Proposal

FUTURE OF EAST WEST CONNECTOR – CURRENT OFFICES



DESIGN AND CONSTRUCTION TEAM FOR EVERSOURCE PROJECT

MXD 5 Year Staffing Projection



MEADE HALL VACATED – JANUARY 2022

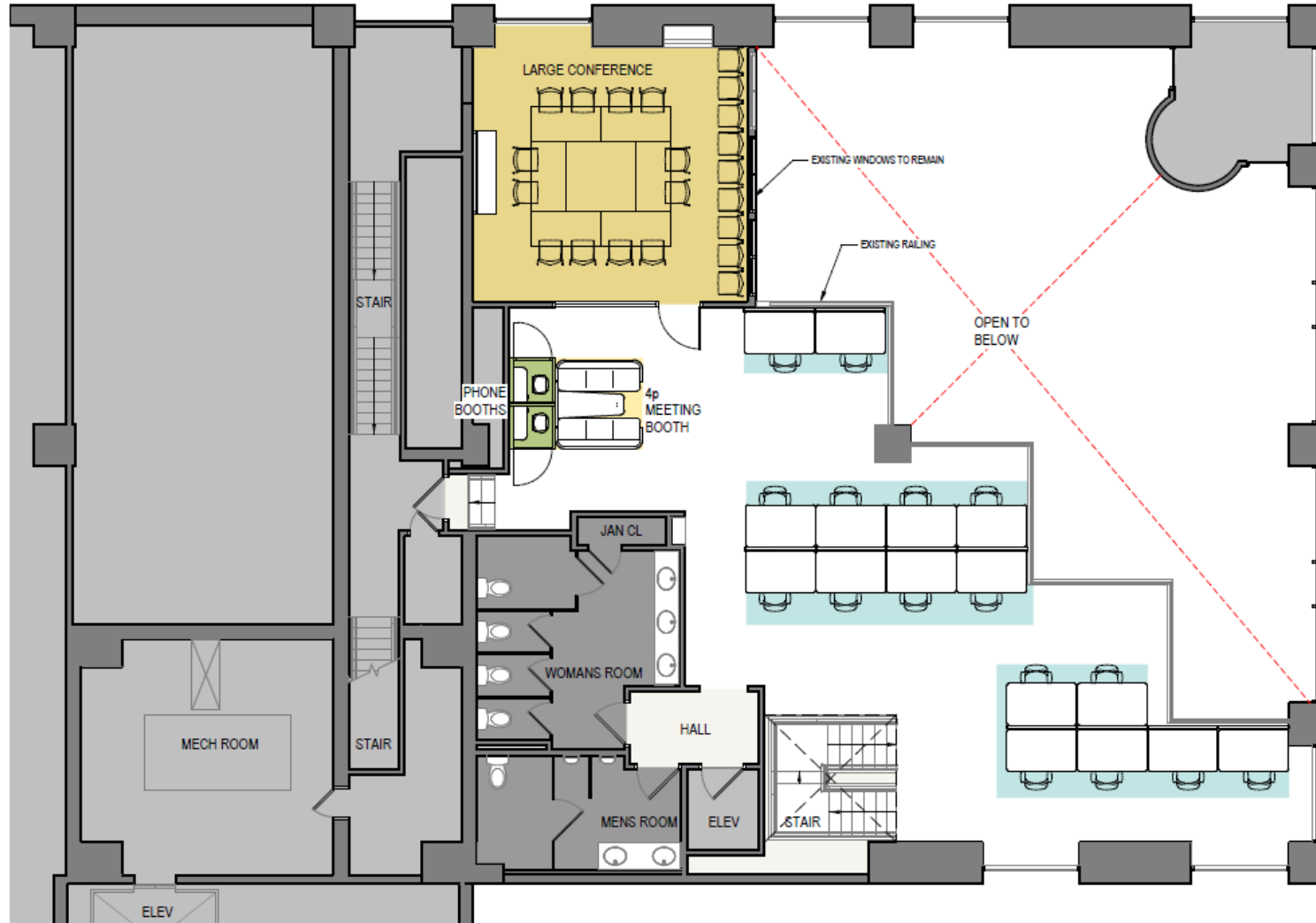


TEST FIT PLAN - LEVEL 1 - OPT 2 (NO MEZZANINE INFILL)



- 5'X3' WORKSTATIONS: 38
- TOUCH-DOWN/ DROP-IN SEATS: 8
- PHONE BOOTHS/ ROOMS: 2
- 6P MEETING: 1
- 8P CONFERENCE: 1
- OPEN COLLAB: 4

TEST FIT PLAN - MEZZANINE - OPT 2 (NO INFILL)



5'x3' WORKSTATIONS: 16
 TOUCH-DOWN/ DROP-IN SEATS: 0
 10'x11' OFFICES: 0
 PHONE BOOTHS/ ROOMS: 2
 LARGE CONF: 1
 OPEN COLLAB: 1

TOTALS:
 5'X3' WORKSTATIONS: 54
 TOUCH-DOWN / DROP IN: 8
 TOTAL SEATS: 62

PROPOSAL FOR CHANGE OF USE

- Move design and construction team from connector trailers to old Meade Hall
- Allow for Future park Construction
- Maintain soft seating along Broadway face in new Project office (old Meade Hall)
- Include PCA scale model in prominent window location with digital updates screen for street front interest
- Offer Right of First offer for qualified innovation kitchen tenant to establish permeant restaurant at material discount to market upon completion of project (2028)
- Penalty of \$4M +/- if use does not change back to retail at end of term
- Current schedule anticipates temporary use until 2028 with 24 month possible extension
- Negotiate full terms and details with Staff