

**Addendum No. 1 to RFP 16-89**



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Department of Purchasing**  
**JOSEPH A. CURTATONE**  
**MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 16-89,  
Property Appraisal Service

From: Angela M. Allen, Purchasing Director

Date: June 9, 2016

Re: Questions and Answers about the RFP

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**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

**X**

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Name of Authorized Signatory  
Title of Authorized Signatory

**Questions from Prospective Offerors**

1. Are the changes in the zoning overhaul imminent and predictable or is the city in the early stages of the process?

City's Response: Zoning changes are well underway. The appraiser should assume that they are in place for the purposes of valuation.

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2. Are you asking only for a valuation of each subject property as it is described in the section titled *3. Vendor's Analysis as to Highest and Best Use*? Or is it the responsibility of the appraiser to determine highest and best use under the proposed zoning changes?

City's Response: Vendor should assume that the new zoning allowance is the highest and best use but appraiser should feel free to comment if he or she has other thoughts.

3. Are the percentages of affordable units pre-requisites for receiving building permits?

City's Response: Yes.

4. The RFP states that the properties are to be appraised "as if clean" but elsewhere states that they will be sold "as is". Is the city taking responsibility for the cost of any environmental clean-up? Is the extent of any contamination and/or cost of cleanup currently known?

City's Response: City will not do any required clean up. Appraiser should assume "as if clean."

5. Has a 21E contamination survey been completed on any of all of the properties? If "no" to [this] question, have any hazardous substances been identified within any of the sites?

City's Response: No. The City is unaware of any 21E survey. As for hazardous substances, the appraiser can assume the sites are clean. Previous issues with oil tanks occurred at 42 Cross Street, 19 Walnut Street, and 93 School Street (alternative address 42 Prescott Street), but licensed site professionals completed remediation at the time and the sites have remained clean. The property located at 133 Holland Street (formerly a post office) recently underwent asbestos remediation and the site is now clean.

6. Has the demolition cost for the four (4) improved properties, which are planned to be razed, been estimated and/or have firm bids and/or contracts?

City's Response: No.

7. Will your office coordinate or provide access to the individual properties?

City's Response: Once a contract is awarded, the City will make arrangements for the appraisal professional(s) to enter the sites at mutually convenient times.