

Addendum No. 2 to RFP 17-76



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

To: All Parties on Record with the City of Somerville as Holding RFP 17-76, Lease of Property for a Nibble Shared Community Kitchen in Union Square

From: Angela M. Allen, Purchasing Director

Date: June 30, 2017

Re: Responses to Questions from Prospective Applicants

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

Name of Authorized Signatory
Title of Authorized Signatory

1. What is the name of the "Public Agency" participating in this transaction?

Response: City of Somerville

2. Bow Market itself is part of a Condominium with additional property holders not associated to the market. However, the space being considered for Nibble is not subject to that condominium and not expected to pay any condominium fees. Do we need to include the "Master Deed, Condominium Trust, and Master Deed Plans" along with our "Title Documents"?

Addendum No. 2 to RFP 17-76

Response: Yes, please provide the Master Deed, Condominium Trust and Master Deed Plans with your Title Documents.

3. There are several bullets under section C. "Term Sheet" that we are not comfortable with. If we do not include them in the lease, will the submission not be considered?

Response: The question and answer period is the time to raise any concerns and questions that you and any other prospective applicants may have. All submissions will be reviewed for consideration.

- a) Options to renew to a total potential term of 11 years

Response: While the stated sequence of five years plus two possible renewal terms of three years each, for a total possible term of eleven years is the City's strongly preferred option, the City will entertain proposals with the renewal terms that your party would consider as part of a final signed lease agreement.

The Price Proposal Form has been revised for the two optional renewal terms.

- Specify the length of each renewal period with a minimum of a one (1) year renewal term and a maximum of a three (3) year renewal term.
 - The rent to be adjusted using the lesser of the CPI or then current fair market rents for commercial space in Union Square, or predetermined amount to be agreed upon by bidder and the City.
- b) Unqualified right on the part of the City to assign or sublet

Response: The City is revising this term by striking the word "unqualified" and adding the words "with prior written consent from the landlord"

The term now reads: "right on the part of the City to assign or sublet with prior written consent from the landlord."

End of Addendum #2