

Addendum No. 2 to RFP 13-57



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

To: All Parties on Record with the City of Somerville as Holding RFP 13-57,
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: January 31, 2013

Re: Responses to Questions, Second Site Visit Scheduled, List of Prospective Bidders and
Floor Plan

Addendum No. 2 to RFP 13-57

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

The deadline is THURSDAY, February 28, 2013 at 11:00 a.m.

A floor plan was requested and is attached to this addendum.

A list of prospective bidders was requested and is attached to this addendum.

RFP #13-57 Questions from Prospective Bidders

1. Will the site be available for additional site tours prior to the bid deadline?

Yes, there is a second site tour scheduled for Tuesday February 5th at 9:00 AM. Interested parties shall meet promptly at 9:00 at the entrance to the site at 1060 Broadway in Somerville.

2. Is there potential for a long-term lease with the City as a tenant?

A team responding to this proposal should not depend upon leasing space to the City of Somerville. In The City of Somerville is continually evaluating its operations and space needs. However, there is not at this time, nor predicted to be in the near future, the need for leasing of additional space for city services or relates uses.

3. There's mention of infrastructure improvements by the developer. Are there specific expectations by the City?

No, beyond the on-site provision of publicly accessible open space, there are no specific expectations in terms of infrastructure improvements. If the applicant sees fit to propose improvements or types of improvements that could be completed at the time of construction, they may be considered a benefit in the proposal. But this is not necessary for a successful applicant.

4. What is the reason for the city not utilizing it for its own use?

At this time the City does not have a demand for additional office space or educational space. For additional context, the 2009 study by Concord Square brings specific attention to the issue of City space needs as relates to the PHCS site:
<http://crawler/sites/default/files/PowderHouseSchool-2009RealEstateAnalysisFinalReport.pdf>

5. What is the preferred number of parking spaces / percentage of parking?

In Appendix E of the request for proposal is included a draft set of standards and guidelines as well as a proposed zoning amendment. Section II.7 of the guidelines and standards document includes the following parking ratios as representative of the desired minimums for the site:

- 1 space per 800 sf office
- 1 space per 1500 sf small retail
- 1 space per 800 sf medium retail
- 1 space per residential unit
- 1 space per 400 sf educational / institutional

Note that the intended zoning amendment would mimic the parking requirements for the CCD zoning districts in Section 9.17 of the zoning ordinance with allows for shared parking, and other innovative parking provisions that may be requested through the Planning Board's special permit process.

6. Can you elaborate on the 10% bonus in the draft zoning ordinance?

In Appendix E of the request for proposal is included a draft zoning guideline. Section II.5 of this guideline states:

Development Intensity: A development shall not exceed a FAR of 1.0 and a maximum of 35 residential units. A development that reuses the net square footage within the existing school building may exceed the FAR and residential unit requirement, providing up to 40 units and add up to 10% of additional space to the existing structure.

This section explains the proposed zoning in which projects using the existing structure of the site can (1) increase the proposed number of units for residential development and (2) build upon the current building to add as much as 10% of additional space, if necessary to retrofit the building for the proposed use.

7. Is the zoning process on hold at this particular time?

It is anticipated that the selected team will work with the City and community to finalize zoning for the site. This is a part of the process by which the selected team will engage the community in finalizing the design of the project. Due to this, there are no active discussions on the zoning for the site at this time.

8. Will the bidders have an opportunity to meet with the community groups and/or OSPCD to discuss in more detail the intent of the planning study and proposed zoning?...Do we have access to the past two years of community minutes and regards this project? If so what are the web links?

The project website contains presentations, notes and other documents from the extensive community process preceding the request for proposal. Bidders can submit additional questions related to this material to the City for context.

9. What is the city's flexibility of rezoning in particular from the economic analysis conducted?

The proposed zoning in Appendix E contains guidelines for a development that is appropriately-scaled and integrated into the existing neighborhood. Developers have complete flexibility to propose a project that is different from the guidelines. However, applicants should be mindful that the scoring is based upon the ability to meet the needs of the community and to successfully engage the community in developing a design that is contextual. .

10. Does the city prefer adaptive reuse of the building or prefer new construction?

The evaluation criteria are indifferent to whether the proposed project reuses the existing structure or constructs new buildings.

11. Are there cost estimates from previous studies?

The web page for the Powderhouse School includes links to two studies that include cost estimates for a range of scenarios:
<http://www.somervillema.gov/departments/ospcd/planning-and-zoning/teele-square>

12. Does the fiscal impact submission take place prior to the proposal submission?

A basic analysis of anticipated fiscal impact should be included as part of the overall proposal.

13. What is the significance of the assessment / minimum bid price?

OSPCD is expecting the Somerville Board of Aldermen to confirm the current value of the building at a forthcoming meeting. We expect this to occur prior to the deadline for proposals to be due. OSPCD is requesting that the Board confirm the current value but not set it as a minimum bid price. The current value that will be proposed to the Board of Aldermen reflects the most recent valuation assessment of the building and land.

14. What is the sequencing and relationship between finalizing zoning and the LDA?

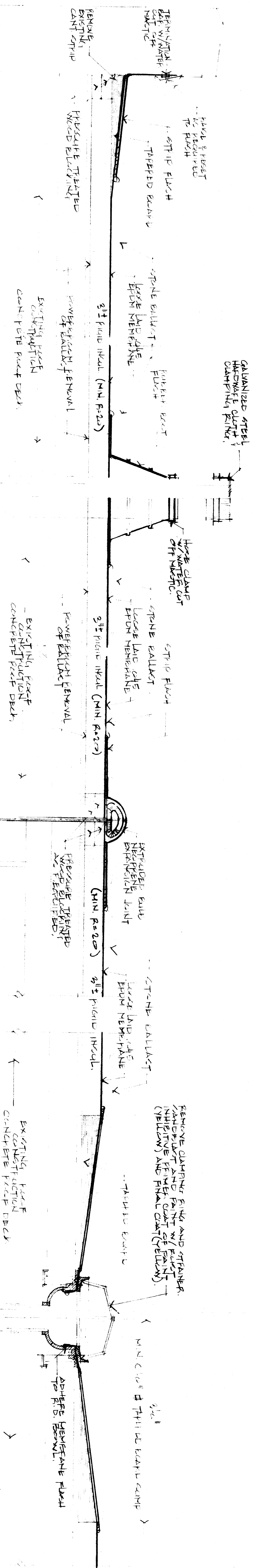
It is expected that zoning for the site is completed in advance of finalizing the Land Disposition Agreement.

15. What is the expected timing in terms of concluding ENA/LDA/getting a shovel in the ground?

We expect to select a preferred partner in March. After that, the City expects the preferred partner to expeditiously work with the city to sign the ENA, participate in the public design process, then sign the LDA and work with the city to proceed through the entitlement process.

16. Can you tell me if you expect the "LDA" Land Disposition Agreement to have an Approval Contingency? That is to say would the City of Somerville expect a developer to close on the property before a design has been approved by the city and a building permit issued?

We expect that the sale of the property will be completed immediately after all discretionary permitting (zoning amendment, PUD approval and special permit) is complete.



1 PLAFET

2 PLUMBING VENT

3 EXPANSION JOINT

4 KYLE PLAN

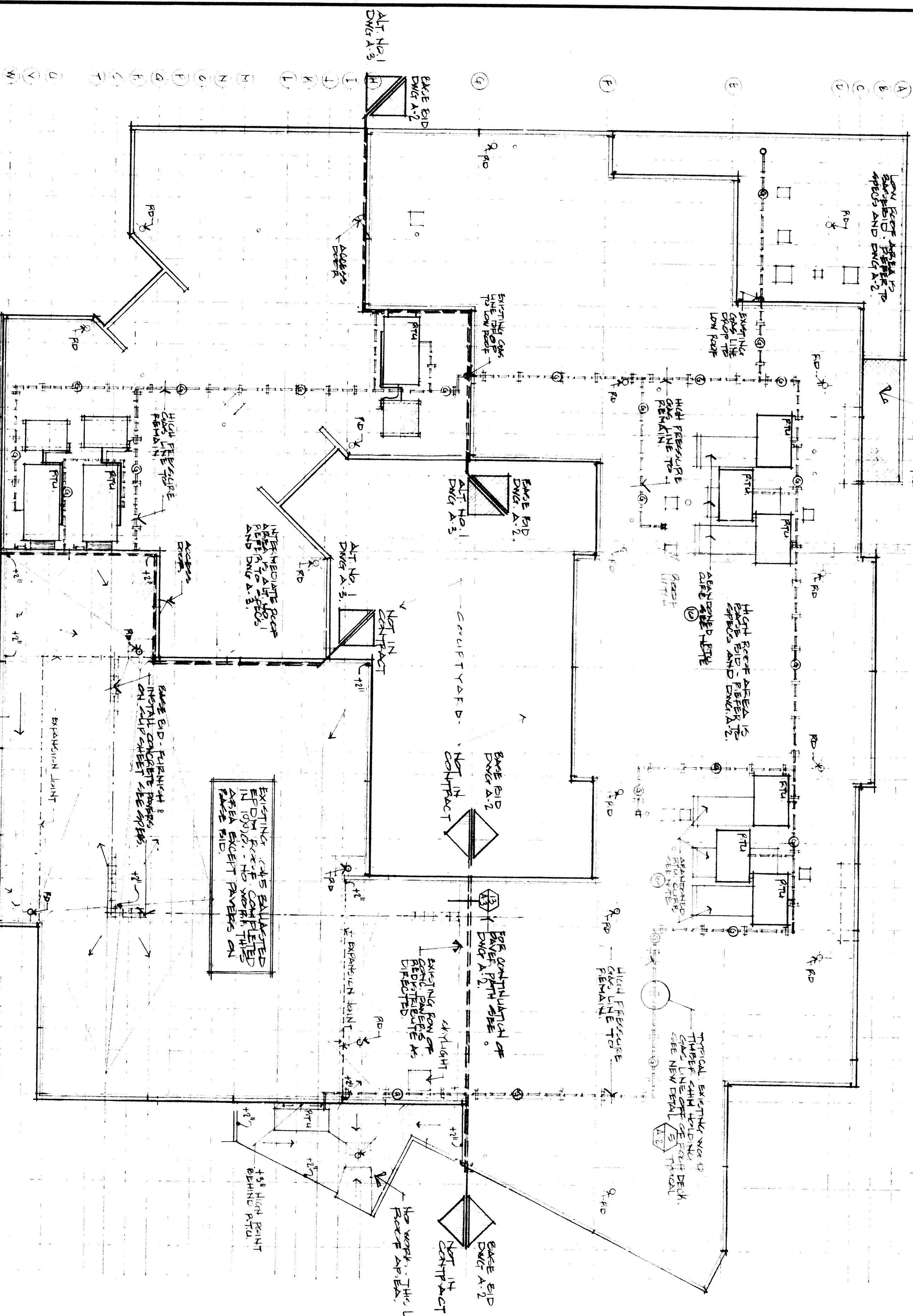
ROOF DETAILS SCALE 1/2" = 1'-0"

NOTES:

- ALL WOOD BLOCKING SHALL BE PRESSURE TREATED TO LAG OR TOGGLE BOLTED TO ROOF DECK. THICKNESS TO MATCH INSULATION. NOTE ALSO ANY ADDITIONAL MANUFACTURER STANDARDS.
- IF ROOF MANUFACTURER REQUIRES HIGHER SETTING OF EXISTING REGLETTS AND COUNTERFLASH, THIS CONTRACTOR SHALL PROVIDE A ADDITIONAL COST. ALL EXPOSED ENDS SHALL BE RETURNED INTO VERTICAL BRICK JOINTS OR METAL TERMINATION BARS PROPERLY CALLED.
- RE-USE OR REPLACE EXISTING DRAIN STRAINER IS KIND. WIRE BASKET TYPE STRAINER NOT ACCEPTABLE. MEMBRANE ROOFING SHALL EXTEND OUT R EXISTING OR NEW METAL CLAMPING RINK AND BE SEALED WITH WATER CUT-OFF MASTIC.
- NEW FLASHING ROOF BLOCKING SHALL BE SET WITH VERTICAL SURFACES. LAG BOLT
- REPLACE ALL VERTICAL SPARS REMAINING FROM PREVIOUS WORK WHERE BLIND CLIP JOINTS ARE NOT APPROPRIATE. INSTALL PITCH POCKETS AT ALL MINA BASIS, CONDUIT PROJECTIONS AND WHERE SHOWN.
- TAPERED BOARD INSULATION SHALL BE TO MAXIMUM THICKNESS SHOWN. AREA SHOWN IS FOR BOARD CAN BE INSTALLED UNDER R-20 INSULATION.
- ALL DETAIL SHALL BE ON AIR TYPICAL AND SHALL BE UTILIZED AT ALL APPROPRIATE CONDITIONS THROUGHOUT THE PROJECT TO LIMIT WHETHER CROSS REFERENCED OR NOT, INCLUDING BOTH BASE BID AND ALTERNATE BIDS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS WITH MANUFACTURER. ADJUSTMENTS ARE NECESSARY TO PROVIDE A COMPLETE ROOFING SYSTEM WITH PROPER DRAINAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MORE STRINGENT REQUIREMENTS OF THE PLANS AND SPECIFICATIONS ARE NOT WAIVED.
- REFER TO SPECIFICATIONS FOR TEMPORARY SHORIN OF HIGH PRESSURE GAS LINE. OWNER WILL RETAIN AND PAY FOR AN INDEPENDENT PLUMBER TO SHUT OFF GAS SERVICE DURING CONSTRUCTION AND REACTIVATE SAME AT THE COMPLETION OF THE WORK.
- ABANDONED PVC CURBS HAVE AN ADHERED EPDM. NO WORK EXCEPT INTERFACE FLASHING UNLESS NEW EPDM IS INCOMPATIBLE AND/OR DISAPPROPRIATE. IN THAT EVENT, NEW EPDM AND RECOVERY BOARD TO BE PROVIDED AT NO CHANGE IN CONTRACT PRICE.

LEGEND & ABBREVIATIONS

	RIGID INSULATION (IN SECTION)		CONCRETE
	TAPERED BOARD (IN SECTION)		DRAINAGE
	TAPERED BOARD (IN SECTION)		EXISTING INSULATION
	TAPERED BOARD (IN SECTION)		NOT TO SCALE
	TAPERED BOARD (IN SECTION)		PLUMBING VENT
	TAPERED BOARD (IN SECTION)		TYPICAL
	TAPERED BOARD (IN SECTION)		ROOF TOP HVAC UNIT
	TAPERED BOARD (IN SECTION)		PRESSURE TREATED
	TAPERED BOARD (IN SECTION)		MINIMUM
	TAPERED BOARD (IN SECTION)		REQUIRED
	TAPERED BOARD (IN SECTION)		ROOF PAN



EXISTING ROOF PLAN SCALE 1/8" = 1'-0"

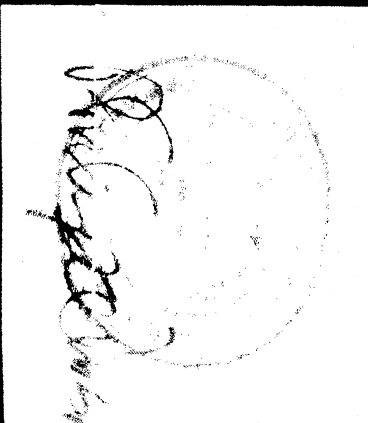
940184564

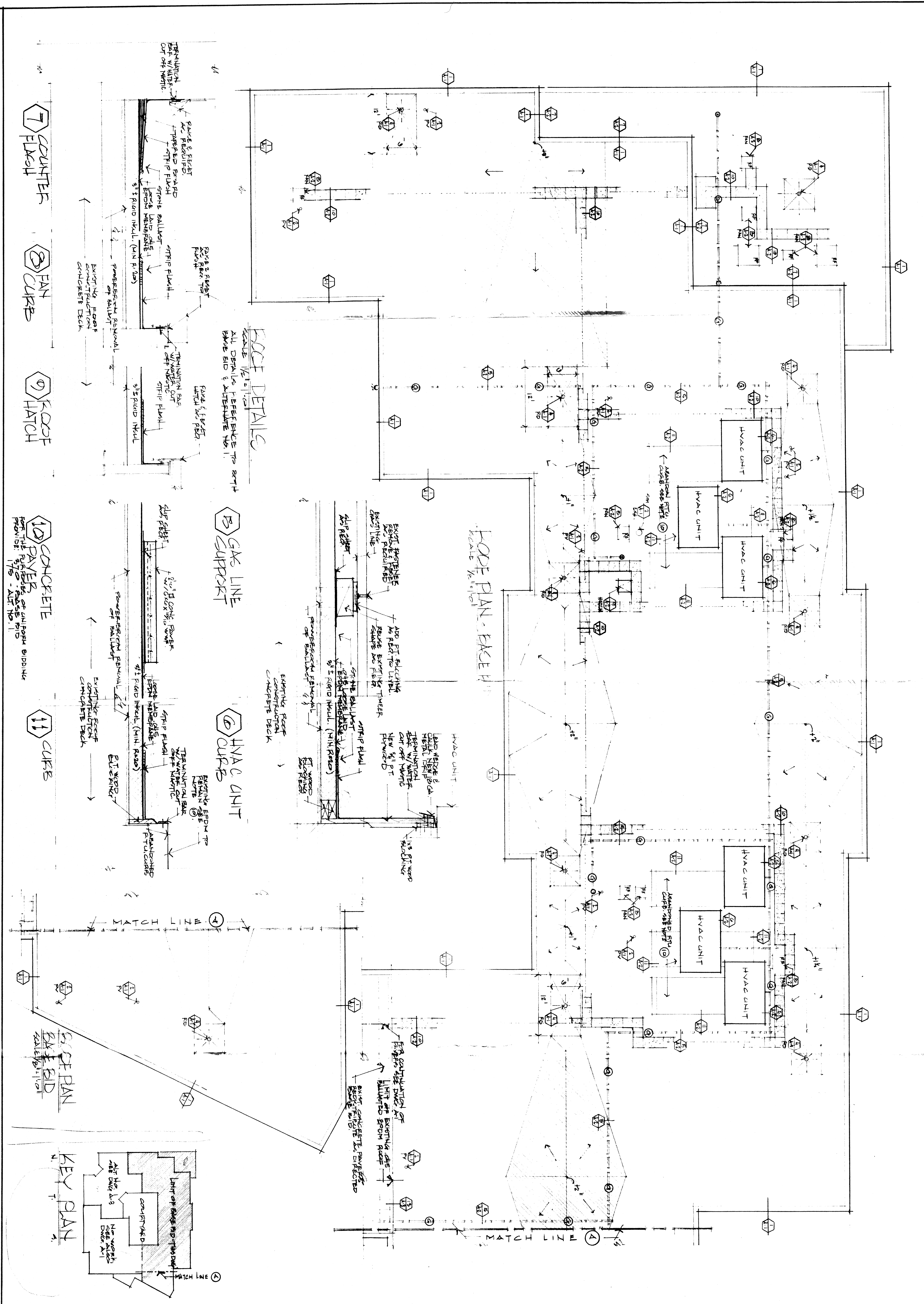
PROJECT: POWDER HOCKEY COMMUNITY SCHOOL
ADDRESS: SOMERVILLE, MA
DATE: FEB 16, 2014

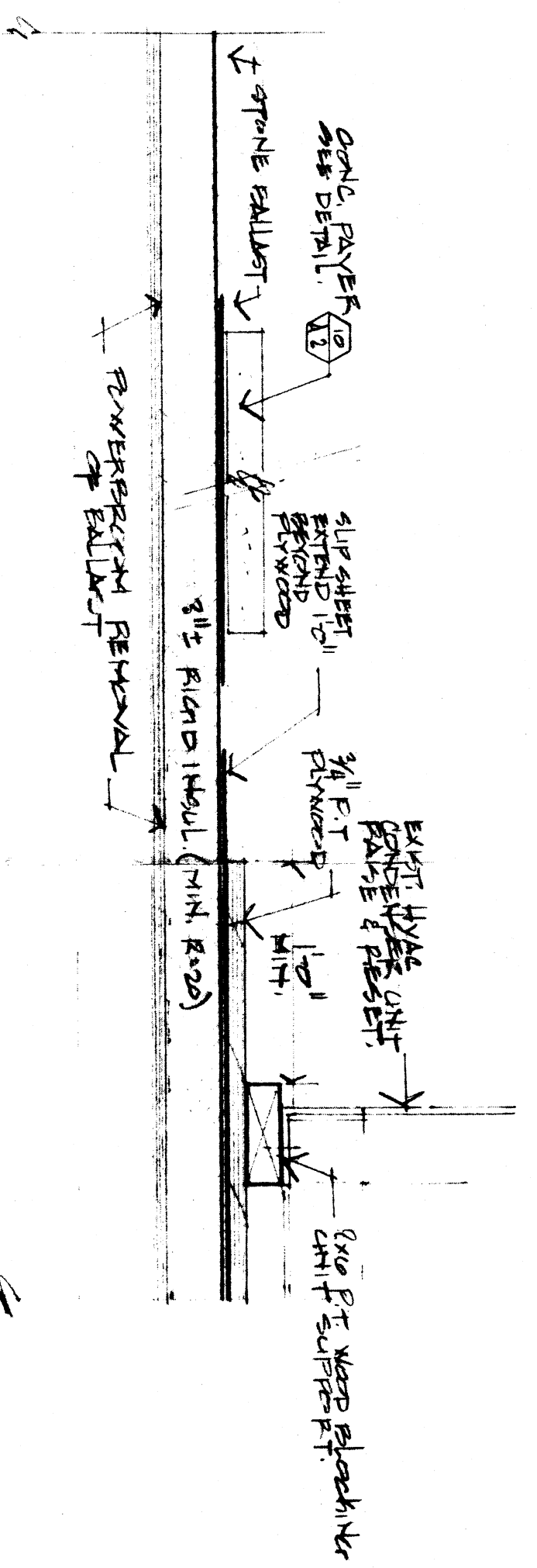
PROJECT NO: 94-0184
SCALE: 1/8" = 1'-0"
DATE ISSUED: FEB 16, 2014

philip s. winsor
architect ltd.

969 main street · walpole, massachusetts 02081 · (508)-668-8705

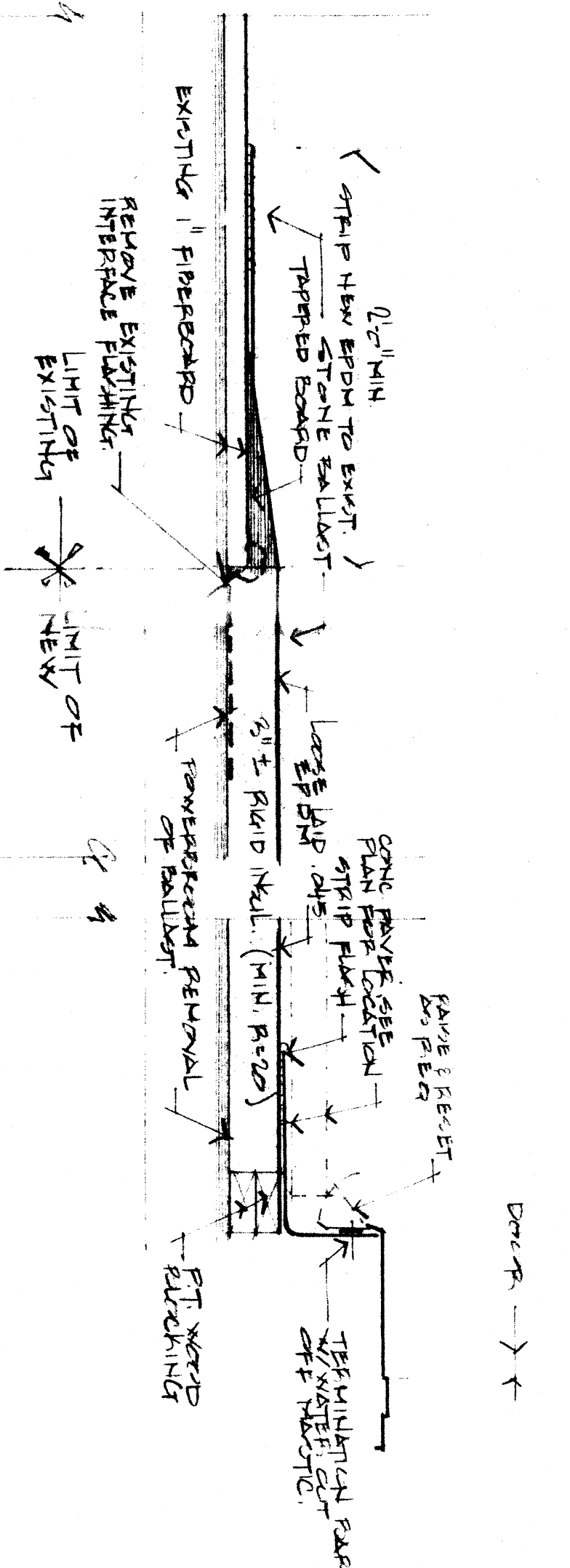






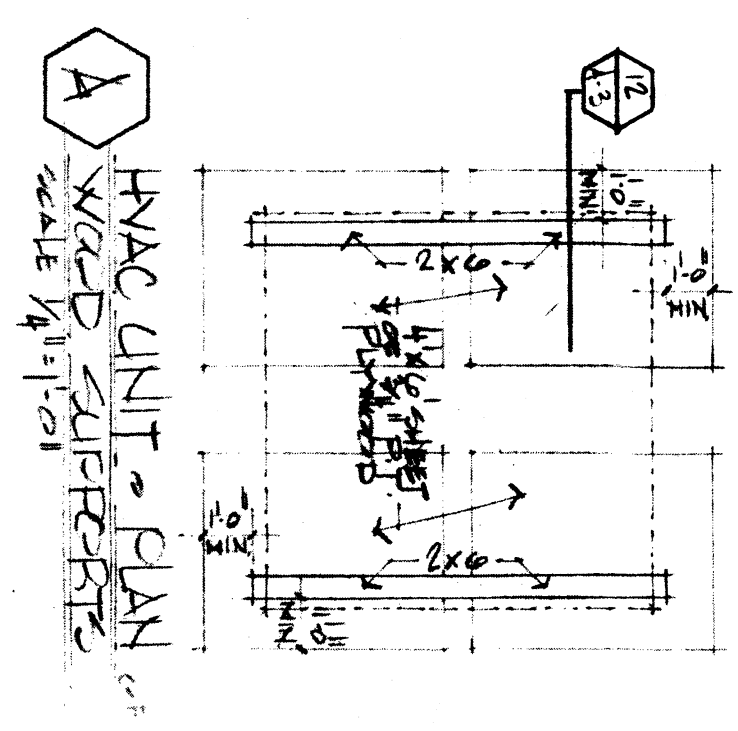
12 HVAC UNIT
WOOD SUPPORT

ROOF DETAILS SCALE 1/8" = 1'-0"
ALL DETAILS REFERENCE TO BOTH BASE BID & ALTERNATE NO. 1.

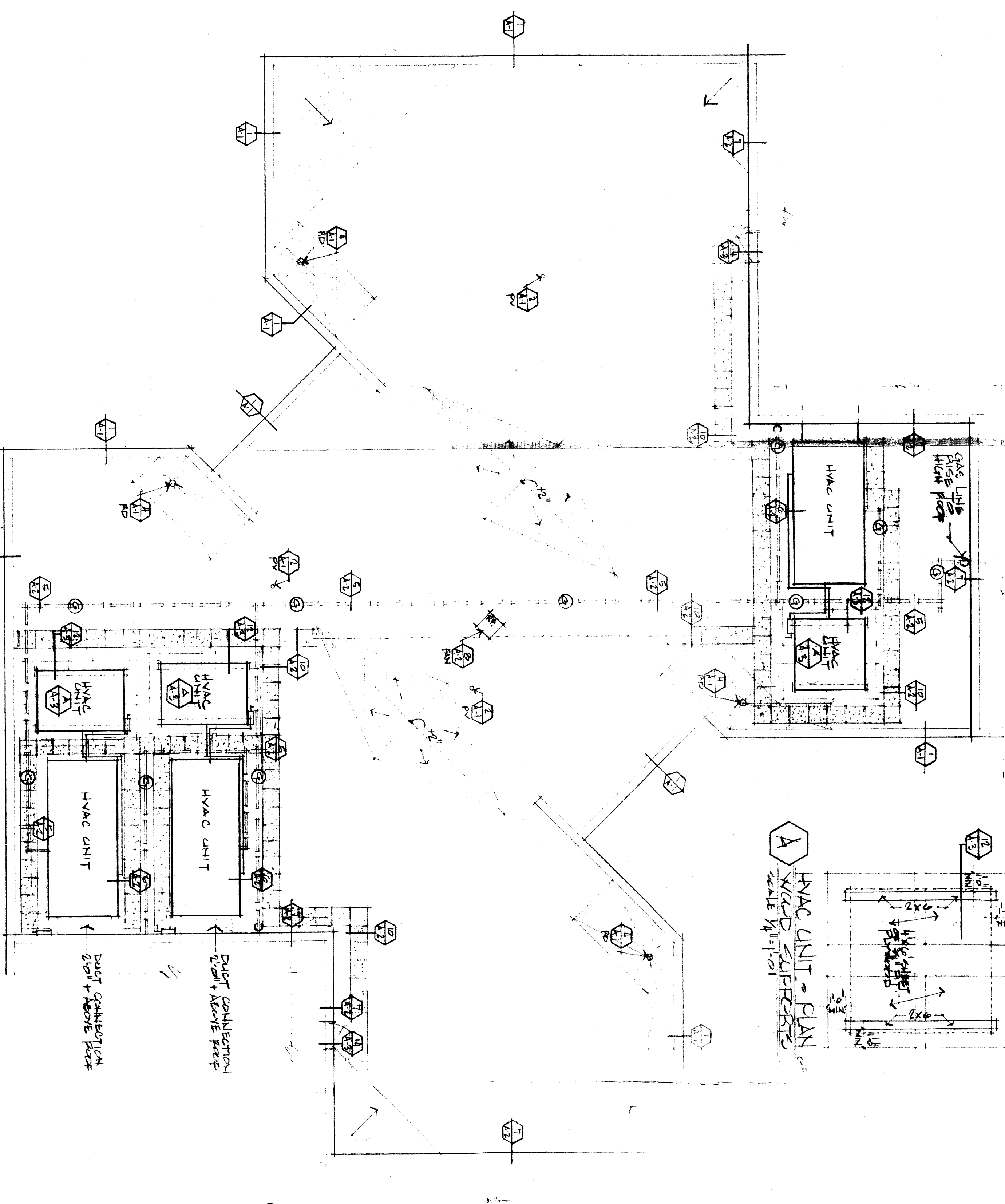


13 ROOF SPICE
NEW TO EXISTING

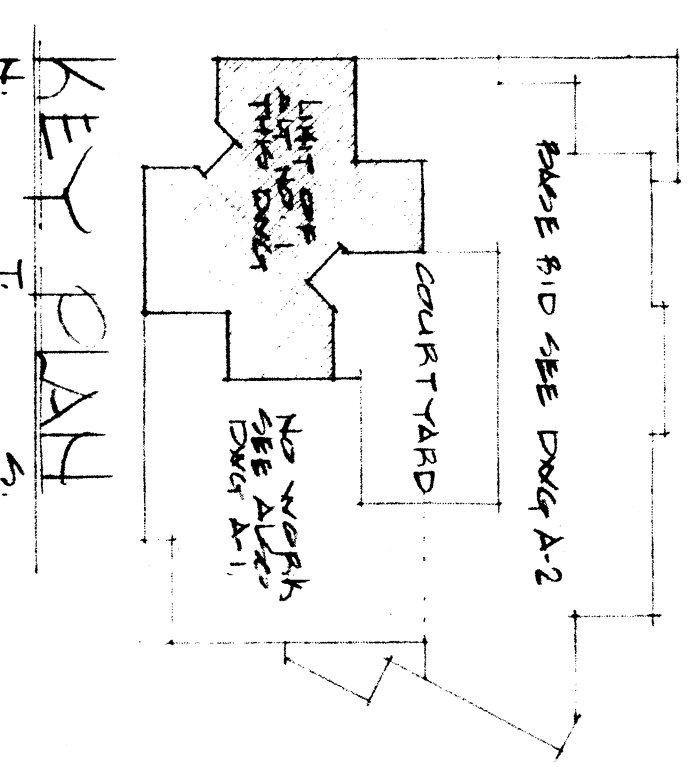
14 DUCT
THRESHOLD



14 HVAC UNIT - PLAN
WOOD SUPPORTS
SCALE 1/4\"/>



ROOF PLAN - ALTERNATE NO. 1
SCALE 1/8\"/>



KEY PLAN

Philip S. Winsor

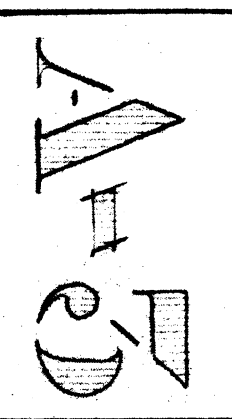
philip s. winsor
architect ltd.

969 main street · walpole, massachusetts 02081 · (508)-668-8705

project no:
90-002
scale:
1/8" = 1'-0" / 1/4" = 1'-0"
date issued:
FEB 16, 1994

FE. ROOFING
POWDERHOUSE COMMUNITY SCHOOL
BROADWAY, SOMERVILLE, MA
ROOF PLAN - ALT. NO. 1 & DETAILS

DWG. NO.



Name	Company
Eisen, David	Abacus Architects and Planners
BK Boley	ADD Inc
Tara Muzrah	Affirmative Investments
Avi Shoss	Arrowstreet
Dennis Carlberg	Arrowstreet
Dana Lee	Arrowstreet Inc.
Keri Drake	Arrowstreet Inc.
Steve Allison, Chief Investment Officer	Ashforth Paradigm Capital Advisors
Brian Clark	Atlantic Properties
Unhjem, Lars	AvalonBay Communities, Inc.
Bill Brown	Beacon Realty Trust
Stephen M. McParland	Berenson Associates, Inc
Elizabeth Glasband	Berkeley Investments, Inc.
Jack Barry	Best Western
Bryan Koop	Boston Properties
Paul Laudano	Brown Rudnick
Tom Philips	Brown Rudnick
Margaret Collins	Cambridge Economic Research
Jo Oltman, Marketing manager	Cambridge Seven Associates, Inc.
Magno, Sergio	Capstone Properties
Tyler O’Brien	Carpenter & Co.
Daniel Lesser, Sr Managing Director	CB Richard Ellis Valuation & Advisory Services
Mark Mancuso	CBL and Associates Properties, Inc.
Patrick Planeta	CBT Architects
Howard Porter	Centro Properties Group
Edward R. Beaudet, Broker	Century 21
Angelo Pappas	Charter Realty & Development Corp
Karen Johnson	Charter Realty & Development Corp
Paul S Brandes	Charter Realty & Development Corp
Rob Demerski	Charter Realty & Development Corp
Tom Marchese	Citizen
Peggy McCue	CMMI-Redlines
Michael Coffman; Jonathan Coffman	Coffman Realty, Inc.
Garofalo, Reebee	Collaborative Living Project
Joe Young	Columbia Sussex Corporation
Craig Starkey, VP, Development	Concord Eastridge, Inc.
Tom Moore	Cornerstone Advisory Services, LLC
Edward G. Nardi	Cresset Group
Leo Schwartz	CRIC Capital, LLC
Melanie Neff, Editor	Crittenden Hotel/Lodging News
Bryan Furze	Crosspoint Associates, Inc.
Joseph Morrison	Crosspoint Associates, Inc.
Dennis A. Clarke	Cummings Properties
Jim Berry, Appraiser	Cushman and Wakefield, Inc.
David Smookler	Dartmouth Company
Mary Lu	Davis Langdon
Jonathan G. Davis	Davis Marcus Partners
Ross A. Speer	Davis Square Architects
Iric Rex	Davis Square Architects
Dennis De Silva	De Silva Properties, LLC
Richard DiGirolamo, Esq.	DeGirolamo
Wes Wilson, PE	Desman Associates
Joseph R. Baranowski	Development Realty Corporation
A. Segal	Developmental Resources, Inc
D. Rieske	Developmental Resources, Inc
R. Rieske	Developmental Resources, Inc
Frank Valdes, AIA	DiMella Shaffer, Architecture / Interior Design / Planning
Joshua Bowman	Dionne Gass
Tara J. O'Donnell, Esquire	Donoghue Barrett & Singal, P.C.
John E. Drew	Drew Company
Ronald M. Druker	Druker Co.,
Dan Doherty	Eastern Development, LLC
Douglas Vanstrom	Eastern Hospitality Advisors
Douglas Vanstrom, Pres & CEO	Eastern Hospitality Advisors
Elizabeth Furnelli	Edans & Avant
Stephen J. Hussey, ABR	ERA Boston Real Estate Group
Jeremy Grossman	Federal Realty Investment Trust
Robert J. Walsh	Federal Realty Investment Trust
Gene Beaudoin	Feldco Development
Jeffrey Feldman	Feldco Development
Matt Howarth	First Street Development
Bill Bush	Flately Company
John B. Hynes, III	Gale International
Kathleen Knisely	Garrity & Knisely
Szary, Damian A.	Gate Residential Properties, LLC
John C. Charters	General Growth Properties, Inc
Dan DiPierro	GFC Development
Gillespie, Ian S.	Gillespie and Co., Inc.
Brigette M. Lunderville	GRANITE Commercial Group, Inc
Thomas D. Prieto	GRANITE Commercial Group, Inc
Michael Doherty	Gravestar, Inc
Andrew F. Rockett	Great Island Development, LP
Nelson B. Cabral	GreenbergFarrow
Stephen Powers, PE	GreenbergFarrow
Alan P. Duggan	Hammond Real Estate
Steven Kelley	Hammond Real Estate
Josh Dolgin	Harvard Vanguard Building
Daniel J. Mahoney	Hay Creek Hotels
Karen Whitman	Hilton Hotels
Kenneth Hubbard	Hines

Name	Company
Mark Roderick	House & Garden Real Estate
John Murray	Hyatt Corporation - Select Hotels Group
Dom Maiellaro	ICON Architects
McLellan, Kara	ICON architecture, inc.
William Smith	Intercontinental Real Estate Group
Isabelle Praud, CFO	International School of Boston
Victor Ng, Finance & Administration Manager	International School of Boston
Richard Blumenthal	International School of Boston
C.A. Anderson	Interstate Hotel & Resorts Ltd.
Trish O'Neil	Investment Property Specialists, Inc.
Jay Conne	Jay Conne Consulting
Carrie Trongone	Jones Lang LaSalle
Knies, Brian	Jones Lang LaSalle
Tamia Patrick	Joseph Benedetto Architects
Lisa Horowitz, Community & Eco Dev	Ketchum, Idaho
Joy Martin	KGI Properties
Richard J. Bornstein	KGI Properties
Jai Singh Khalsa, NCARB	KHALSA Design, Inc.
Stanley C. Glantz, CDP	Konover Development Corporation
Tobin, Ted	KSS Realty
Robert karol	KW Companies
Cory D. Boss	Lamar Companies
Nat Coughlin	LD Russo
Jason K. Wilkinson, PG	LFR
Mark M. Zambenardi, PE	LFR
Chris Gistis	LinChris Hotel Corp.
Michael Sullivan	LinChris Hotel Corp.
John Cappellano	Lincoln Property Company
James D. Clifford	Linear Retail
Mark E. Conley. P.E.	Linear Retail
Elsner, Jack	Lodging Development Group
J. L. Elsner, Principal	Lodging Development Group
Thomas P. Lovett Jr.	Lovett Development Group
Robert Indeglia	Magna Hospitality Group, L.C.
Sean Callahan	Maven Realty
Dan Hubbard	Mitchell Properties
Jessica Leone, Development Director	Mortenson Development
Yuling Wang	MOSTUE & ASOOCIATES ARCHITECTS, IMC.
Michael McKee	MTMA Architects
Mark Chase, Consulting Associate	Nelson Nygaard
Sal Querusio	NEQ Construction Group, LLC
Bill Madsen Hardey	New Atlantic Development
John Pavan	New Boston Fund, Inc
Sean Sacks	New Boston Fund, Inc.
Douglas E. Karp	New England Development
Christine S. Thomas	Northern Sites Development
Alyson L. Ideman	Northland Investment Corporation
Elizabeth Glatzer	O'Neill & Associates
Armen Aftandilian	Packard Development
James A. Fischer	Packard Development
Andrew Bonica	Paramount Partners
Michael Alberico	Paramount Partners
Paul Lukez, Principal	Paul Lukez Architecture
Peter Quin	Peter Quin Architects, LLC
Peter Parlej, Research Analyst	PMRC
Warren Fields	Pyramid Advisors LLC
Andrew W. Heilmann	Pyramid Hotel Group
Andrew Couch	Regency Centers
Joseph T. Molle	Regency Centers
Walter Isenberg	Sage Hospitality Corporation
Jonathan Dutch	Samuels & Associates
Steven B. Samuels	Samuels & Associates
Jeff Saunders	Saunders Hotel Group, Ltd.
Gregory Hammond	Schochet Associates, Inc
Tom Schneider	Simon Property Group, Inc
Jay Fisher	SK Properties Development Corporation
Stephen v. Mackey, President & CEO	Somerville Chamber of Commerce
Wilkening, Jeremy	Someville Community Corp.
Aurora Cammarata, director bus. Develop	Spagnolo Gisness & Associates, Inc.
Daniel St. Clair, Managing Director	Spaulding & Slye Investments
Capone, Nick	Springer Architechts
Paul Sacco	Starwood Hotels
Mark Purcell, VP	Starwood Hotels & Resorts
John E. Ferris	Staubach
George Katis	Stone River Properties, LLC
Gene Zink	Strategic Capital Partners, LLC
David Oliver	Strategic Hospitality Services, Inc.
Peter M. Belsito	Strategic Retail Advisors
Uresh Patel, Partner	Sunrise Hospitality
Pitkin, Alex	Symmes Maini & McKee Associates
Diane Gray, AICP, Proj. Manager	Tetra Tech Rizzo
James Daylor, Director Bus. Development	Tetra Tech Rizzo
Douglas Swartz	The Dartmouth Company
Susan Allen	The Drew Company
David E. Ferreira, Project Manager	The Gutierrez Company
Amy Izzo	The Harman Group, Inc.
Theodore Fire	The Kraft Group
Charles Crevo	The Maggiore Companies
Aleksandar (Sasa) Milosavljevic-Cook	The Olympia Companies
Jenna E. Szyluk	The Regency Companies

Name	Company
Traggorth, Dave	The Traggorth Companies LLC
Shelley G. Lord, CMD	The Wilder Companies
Thomas V. Wilder	The Wilder Companies
Carol Kowalsky	Town of Reading
Ricky Bresnan	TRI Hotel Corporation
Ketchen, Bruce	Tufts University
Rubel, Barbara	Tufts University
Jeff Nelson, Research Director	UNITE HERE
Weesner, Andrew	Urbanica Boston
Kamran Zahedi	Urbanica Design & Development
Emily Stear	VHB
Hugh Hahn, PE	VHB, Inc.
Munnie Nauranga, Exec. Asst to CEO	Vista Hospitality Co. Canada Inc.
Chad Lundeen	Vornado Realty Trust
Jeremy A. Striffler	Vornado Realty Trust
Rober Winchester	Waterford hotel Group
David Proch-Wilson	Winchester Advisory Associates
Stacey Konkell, Sr, Developemnt Assoc.	Wyndham Hotels & Resorts
Mr. Leo Roy	Yvon Cormier Construction Corp.
Charles Aggouras	
Mike Gorman	
Tedesco, Peter	
Brian Harris	
Kevin Leppmann	
Dan Connelly	
Dick Lourie	
Janine Fay	