

Addendum No. 1 to RFP 19-22



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

To: All Parties on Record with the City of Somerville as Holding RFP 19-22, Disposition and Redevelopment of Real Property Located at 31 Tufts Street

From: Angela M. Allen, Purchasing Director

Date: October 18, 2018

Re: Questions and Answers

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. I'm puzzled by the language in the RFP that states there are no known toxicities on the site. I've been told repeatedly that this is brownfield. Can you provide any clarity about this?
 - a) Language from RFP: "The Somerville Fire Chief has no record of underground storage tanks or other contamination on site."

Answer: The reference to the Fire Chief means that no one has ever recorded or reported it with the Fire Department and this is the latest information we have.

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- b) Also, in reading the environmental report itself, the language is vague, non-committal, and seems insufficient in proving or disproving contamination.

Answer: The City has only conducted a Phase 1 Environmental Site Assessment. Phase 1 included but not limited to visual observation; review of historical information, environmental databases and information provided by User, interviews with Site representatives and TRC's professional judgement.

Phase II Site Investigation will need to be done by the selected developer and will include a more thorough review of conditions at the site; perform soil borings and collect soil samples, identify asbestos, lead, health and safety, install water monitoring wells, gather groundwater samples, etc. These investigations allow for a more comprehensive report of what contaminants are present on the property and how much of the contaminant is present. Based on the levels of contaminants, a Phase III Investigation and Remedial Action Plan will be needed as well.

2. The boundary shown appears to be inaccurate, again based on previous conversations. How can I obtain an accurate site drawing? Two different boundaries are shown in two places, and neither aligns with what I had been told verbally about the location and number of parking spaces that have been set aside for the new Glen St. condos (former American Legion). Perhaps something changed there? Or someone was mistaken?

Answer: The maps provided in this RFP are accurate. Sixteen (16) parking spaces have been set aside for the Glen St. condos.

3. When in the disposition and acquisition process does the developer pay the City?

Answer: The draft Exclusive Negotiating Agreement (ENA) requires a deposit of \$20,000 at the time of signing the ENA. The Land Disposition Agreement (LDA) requires a deposit of 20% of the total purchase price at the time of signing the LDA. The balance of the purchase price would be due at the closing on the property.

End of Addendum #1

