

**Addendum No. 1 to RFP 21-24**



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

To: All Parties on Record with the City of Somerville as Holding RFP 21-24, Lease or Purchase of Building Space for Assembly Square Fire Station

From: Angela M. Allen, Purchasing Director

Date: November 10, 2020

Re: Responses to Comments & Requests Received; Extended Proposal Deadline

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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

The deadline for submitting a proposal in response to this RFP is extended from its originally advertised deadline of November 13, 2020 to **Tuesday, December 8, 2020 at 2:00 p.m.**

## Addendum No. 1 to RFP 21-24

### 1. Comment

Section 1.3, under the subsection Price Proposal Format, it requires an estimated cost of improvements for the fit-out and further requires that the price quoted for the fit out to be held for the contractual period of performance. That said it will be very difficult to provide an accurate cost given the lack of specificity provided later in the RFP under Section 2.0.

**Response:** See response to Comment 2 below for further specificity on build-out requirements.

### 2. Comment

Section 2.0, Scope of Work, requires that that the respondent completes the fit out to a "vanilla box" standard, in essence, ready for paint. However, the program is very basic and does not call out the sf requirements of any of the program space requirements. It also provides no specification for all the required mechanical infrastructure (MEPFP) nor does it provide for any details of required millwork or finish details - for example, the lobby station desk or specifications for all finish requirements such as ceilings, walls, doors and hardware, trim details and flooring. On the MEPFP requirements we appreciate that Somerville is a leader in sustainability and there are many HVAC systems that could be installed but they fall short of the City's expectations for example.

In today's high-cost construction environment respondents could interpret this limited program broadly rather than follow a more detailed fit out program which could lead to inaccurate RFP responses.

I would like to suggest that an addendum be issued that the response should be based on a 15,000sf cold dark shell that indicates the 15,000sf (which may or may not be adjusted downwards subject to final program) noting primary entry points and sizing of all utility connections (electric, sewer, gas etc.) and well as denote certain exterior locations for outside requirements such as HVAC condensers. We would also suggest that the ground floor slab be not included in the initial response as it may need to be a structural slab to support the fire apparatus.

**Response:** The proposal should be based on a 15,000sf "cold, dark shell" with primary entry points noted and the sizing of all utility connections (electric, sewer, gas etc.). Exterior locations for outside requirements such as HVAC condensers must be included as well.

The ground floor slab need not be included in the proposal as a structural slab may ultimately be needed to support fire equipment and vehicles.

The square footage may be adjusted downward based on the finalized programming.

End of Addendum #1