



**Town of Arlington  
Office of the Purchasing Agent**

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DATE: May 31, 2016

TO ALL BIDDERS

BID NO. 16 - 24

SUBJECT: Project Manager / Gibbs School Renovation

ADDENDUM NO. 1

TO WHOM IT MAY CONCERN:

With reference to the bid request relative to the above subject, please note the following:

**SEE ATTACHED**

**BIDDER MUST ACKNOWLEDGE ADDENDUM WITH SUBMISSION**

All other terms, conditions and specifications remain unchanged.

Very truly yours,

Town of Arlington

Domenic R. Lanzillotti  
Purchasing Officer



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*Office of the Town Manager*

Adam Chapdelaine  
Town Manager

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May 31, 2016

**Bid # 16-24 Addendum #1**

The following questions were submitted electronically regarding bid # 16-24.

Upon review of the RFP, it appears that this Project will be funded 100% by the Town of Arlington, and the MSBA will not be involved. Please confirm. – **Confirmed. The Town is seeking to support this project with a debt exclusion.**

The RFP does not contain a schedule for the Project. Please provide a general time frame for design, procurement and construction. **Design – July 2016 – March 2017, Procurement – March 2017 – May 2017, Construction – June 2017 – August 2018. The current goal is to open the building in September of 2018.**

The Gibbs School is currently occupied. Several articles note the Town's commitment to identify alternative space for the relocation of the current occupants, and to have them stay in the Town of Arlington. Is it anticipated that the building will be empty in order to support construction? – **It is anticipated the building will be empty by June 30, 2017, but if there are no impacts to the construction timeline, we may seek some flexibility for some of the tenants.**

Section 10.b. of the RFP requests availability to "begin contract work by March 2016". Since this date has already passed, what is the new date to begin contract work? – **June 2016**

Section 12.b. of the RFP contains a statement to "finalize contract documents by Feb. 2016". Since this date has already passed, what is the new date to finalize contract documents? – **June 2016**

Will the project be seeking LEED certification? – **Yes. The Town’s bylaws require pursuit of a minimum of LEED Silver certification.**

Will the entire site be included as the construction area? – **Yes.**

Will the town remove the existing playground equipment prior to turnover to the GC or will this be part of the GC’s scope to remove? – **That decision is yet to be made, and will need to be discussed and decided upon during design development.**

Has the Town considered keeping the Community Art Program in the School, which might also provide some kind of art interface with the school program? - **This has been considered, and there may very well be a continuing partnership with the Arts Center once the school is renovated.**

The HVAC report mentions the existing oil tank. Is there fuel in the existing oil tank? Is the oil tank being removed? – **The Town understands that the tank is empty. A decision on whether to remove or not is outstanding.**

Will a gas booster be required? – **Unknown.**

There is no mention in the architectural study of repair/replacement of loose lintels above doors and windows, but it is noted in the structural review. The same applies to concrete reinforcing over window openings. Will both items be taken into account during the design phase? – **Yes.**

The masonry chimney needs to be vetted by a qualified inspector as noted in the structural review. When will this review take place? – **The Town would like to work with the successful OPM to begin review as soon as possible.**

The exterior S. wall of the 1928 classroom wing shows moisture damage. Will this also be studied during the design phase? – **Yes.**

There are asbestos issues. Will remediation be done prior to construction? – **Yes. This will need to be planned with the successful OPM and eventual designer.**