

PURCHASING DEPARTMENT

TOWN OF ARLINGTON
730 Massachusetts Avenue
Arlington, MA 02476

Telephone 781.316.3003

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May 15, 2024

Request for Proposals (RFP) #24-25
Lease of Space B at Parmenter School Building
17 Irving St, Arlington, MA

ADDENDUM NO. 2

The attention of parties submitting proposals for the above-referenced RFP is called to the following Addendum to the RFP. The items set forth herein, whether of omission, addition, substitution, or clarification, shall be included in and form a part of the proposal submitted and shall become part of the contract.

Questions Submitted by Interested Parties

1. Can you please provide some historical annual operating cost information?
The tenant occupying this space will be responsible for 37% of all utilities including heat, electricity, gas, and landscaping/snow removal. Please see attached sheet for current fiscal year expenditures to date for utilities. Amounts attributable to this space are highlighted in yellow.
2. Can you please summarize any recent capital improvements that have been made?
The Town has made repairs to the building over the years and has plans to upgrade the heating system and invest in the building envelope over the next several years.
3. Does the Town have any information about lead paint?
The Town does not have a current de-leading report. The daycare that currently occupies the space is required to keep up with de-lead requirements in order to maintain a state license. Any prospective tenant seeking a license to operate a daycare in the space will be required to perform an inspection and bring any areas into compliance.
4. What does the current tenant pay?
The current tenant pays \$6,103.65/ month in rent plus \$431.60 per month for a capital contribution plus 37% of utilities (see question 1).

All other terms and conditions of the Request for Proposals remain unchanged.

ADDENDUM MUST BE ACKNOWLEDGED IN THE PROPOSAL. FAILURE TO ACKNOWLEDGE ANY OR ALL ADDENDA COULD RESULT IN REJECTION OF THE PROPOSAL AS NON-RESPONSIVE.

James Feeney, Town Manager

Eversource - Electric FY24 PO 240742

Account Num	Town Building	Meter Number	July	August	September	October	November	December	January	February	March	April	May	June	Total
	Invoice Date		8/1/2023	9/1/2023	10/1/2023	11/1/2023	12/1/2023	1/1/2023	2/1/2024	3/1/2024	4/1/2024	5/1/2024	6/1/2024	7/1/2024	
3036 026 00	Parmenter (37%)		\$725.53	\$545.76	\$850.50	\$860.53	\$989.60	\$1,052.38	\$839.49	\$702.00	\$530.81	\$-	\$-	\$-	\$7,096.59
	Rec (63%)								\$1,429.41	\$1,195.29	\$903.80	\$-	\$-	\$-	

Broco Energy- Oil FY24 Account 15467

Parmenter- ACC

Bill Date	Total	ACC 37%	REC 63%
11/9/2023	\$3,860.68	\$1,428.45	
11/28/2023	\$3,240.92	\$1,199.14	
12/14/2023	\$3,780.43	\$1,398.76	
12/31/2023	\$2,044.19	\$756.35	
1/13/2024	\$3,236.46	\$1,197.49	\$2,038.97
1/24/2024	\$3,897.84	\$1,442.20	\$2,455.64
2/8/2024	\$4,082.43	\$1,510.50	\$2,571.93
2/22/2024	\$3,638.93	\$1,346.40	\$2,292.53
3/1/2024	\$2,199.06	\$813.65	\$1,385.41
3/15/2024	\$3,253.70	\$1,203.87	\$2,049.83
3/28/2024	\$3,789.34	\$1,402.06	\$2,387.28
	\$-	\$-	
	\$-	\$-	
	\$-	\$-	

National Grid - Gas FY24

Account Num	Town Building	July	August	September	October	November	December	January	February
	Invoice Date	8/1/2023	9/1/2023	10/1/2023	11/1/2023	12/1/2023	1/1/2024	2/1/2024	3/1/2024
19834 - 1789	ACC (37%)	\$25.94	\$27.14	\$25.96	\$30.38	\$29.25	\$19.91	\$19.55	\$16.31
	REC (63%)							\$33.29	\$27.77