

July 19, 2024

PURCHASING DEPARTMENT

TOWN OF ARLINGTON
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Arlington, MA 02476

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Request for Proposals (RFP) #24-38
Lease of Space B at Parmenter School Building
17 Irving St., Arlington, MA

ADDENDUM NO. 1

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.

1. Clarification regarding RFP Sections II(5) and VI(2)

The Town's lease of the space "as is" shall not include any capital or other improvements by the Town prior to the commencement of the lease term. As stated in Section VII(5), proposals will be considered 'Highly Advantageous' if they "will substantially improve the space including improvements to building systems including but not limited to heating and cooling, conservation and efficiency upgrades through new lighting and plumbing fixtures, ADA improvements and outdoor improvements. Upgrades will be done within the first year of the lease. Timeline for implementation to be included."

2. The Town hereby inserts the following underlined text, which shall be incorporated by reference into the RFP in Section II(5), so that the section now reads as follows:

5. Lease the space "as is"; any renovations or changes to the space or building must be approved by the Town Manager's Office, and the tenant must pay for the cost of such renovations or changes; Although the space is leased "as is", it is the Town's goal to execute a lease with a long term tenant who is willing to upgrade the space at its own expense; and,

3. Clarification regarding RFP Section II(6)

Compliance with relevant laws includes compliance with Town zoning by-laws and any other applicable zoning laws, including, but not limited to, M.G.L. c. 40A, §3.

4. Zoning Compliance Statement

The Town clarifies that the Parmenter School Building and the space being leased therein ("Space B") is located in the Town's Residential (R-1) Zoning District. The corrected Zoning Compliance Statement is attached hereto.

5. The Town hereby inserts the following, which shall be incorporated by reference into the RFP under Section VII as sub-part 4(D):

D. How will the proposed use benefit or affect the neighborhood and residents in the immediate vicinity of the Parmenter School?

6. The Town hereby inserts the following, which shall be incorporated by reference into the RFP under Section VII as sub-part 7:

7. LEVEL OF DISRUPTION CAUSED BY PROPOSED USE

Highly Advantageous – Proposed use is the same as or very similar to existing uses in the building, and does not potentially cause substantial disruption to existing uses or the neighborhood.

Advantageous – Proposed use, though not similar to existing uses in the building, is demonstrably not potentially a cause of substantial disruption to existing uses or the neighborhood.

Not Advantageous – Proposed use is not similar to existing uses in the building, and would potentially cause substantial disruption to existing uses or the neighborhood.

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