

THE CITY OF WALTHAM
MASSACHUSETTS

PURCHASING DEPARTMENT

LEASE OF 21-25 LEXINGTON STREET

ADDENDUM NO. 1

DECEMBER 2, 2011

CHANGES, CORRECTIONS AND CLARIFICATIONS

The attention of bidders submitting proposals for the above subject project is called to the following addendum to the specifications. The items set forth herein, whether of omission, addition, substitution or clarification are all to be included in and form a part of the proposal submitted.

THE NUMBER OF THIS ADDENDUM (NO. 1) MUST BE ENTERED NEXT TO YOUR PRICE OFFER LINE.

ITEM NO.: 1 **ANSWERS TO POSED QUESTIONS**

Q 1. There are two fully functioning finished **bathrooms** on the 2nd floor near the elevator. Are those intended to be shared with other building occupants or are they part of the "5,978 sq ft. interior space" that is being leased?

A1. The leased premises end before the new solid wood door. The area of the bathrooms and access to the attic and the 2 rooms opposite the bathrooms are not part of the leased premises

Q2. Can you give me an estimate of what that space will bear as a share of the building's **heat**? I understand that the electricity will be separately metered.

A2. See Paragraph "n" of section IV - Required Terms and Conditions- of the RFP. The tenant at 25 Lexington Street first floor pays a portion of the utilities for the building, and the City pays a portion. Please contact the Building Department for actual utility bills.

Q3 .I was told that the **attic** space is not part of this RFP, yet access to the attic is within the leased space. Will someone be using the attic and will we be expected to provide access if we are the tenant?

A3. Attic space and attached hallways are not part of the leased space. The leased space ends before the new solid wood door

Q4. Is the second floor free of **lead and asbestos**?

A4. The RFP provides the premises are to be leased "as is". The City did some asbestos abatement about four or five years ago but makes no representation regarding any of the building. Since no lead testing has been done, due to the age of the building, the City makes no representation regarding the possible presence of lead paint; and any successful bidder would be required, at their own cost and expense, to do their own testing and any necessary abatement.

Q5. Is there a **rent** range the City receives for similar space?

A5. As included in the RFP, the Assessors have determined \$8 per square foot (warehouse value) to be the valuation of the leased premises.

Q6. Will a **decision** on proposals be made on December 9th? If not, how soon thereafter can a decision be expected?

A6. A decision will be made as soon as practical following the review and verification of the proposals submitted. As stated in the RFP, the Purchasing Agent will forward responsive proposals to the Evaluation Committee who will then rank and may recommend proposals to the elected officials. The City reserves the right to reject any and all proposals

End of Addendum 1