

March 22, 2016

**ADDENDUM #1
RFP #16-71
Merrimack Riverwalk Phase II**

The number of this Addendum, Addendum No. 1, must be entered in the space provided on the Bid Form.

REPLACE:

DUE DATE

Sealed proposals are due and will not be publicly opened on: **March 25, 2016** at City Hall in the Purchasing Department, Room 60, 375 Merrimack Street, Lowell, MA 01852, at **11:00am**, EST/EDST, for the work described herein. **BIDDERS ARE REQUIRED TO SUBMIT A COMPLETE BID INCLUDING ALL BID FORMS CONTAINED IN THIS PACKAGE. DO NOT REMOVE PAGES.**

CLARIFY:

Can you please provide copies of the existing site survey and geotech analysis referenced in the RFP.

On page 15 of the RFP under General Scope of Work it states that the “Designer will review existing site survey, geotechnical analysis and existing pedestrian facilities in the project area” Is such information available at this time and if so can arrangements be made to view this information?

The “Phase I Initial Site Investigation Report and Tier Classification” and “Release Abatement Measure Plan” are attached. The Phase I Report includes all geotechnical subsurface exploration conducted on site to date. A site survey in digital format is not available, and the Selected Consultant will be expected to conduct its own site survey.

Can you provide any information regarding investigation of soil contamination issues?

Site assessment activities were conducted by TRC in April 2014 including a geophysical investigation and the advancement of seven soil borings. Soil sample analysis indicated one volatile organic compound (VOC) and several semi-volatile organic compounds (SVOCs) which exceeded the RCS-1 standard and/or MCP Method 1 soil cleanup standard in one or more soil samples.

Additionally, total petroleum hydrocarbons (TPH) were detected in soil samples from two soil borings which exceeded the RCS-1 standard. Thus, a past release of oil and hazardous materials to soil was reported to the Massachusetts Department of Environmental Protection (MassDEP) by the City on July 11, 2014. MassDEP assigned Release Tracking Number (RTN) 3-32312 to the site.

A Release Abatement Measure (RAM) Plan was submitted to MassDEP in May 2015. Approximately 274.65 tons of soil was removed May 27 and 28, 2015 and additional soil will be removed during the development of the parcel into a park. The "Phase I Initial Site Investigation Report and Tier Classification", "Release Abatement Measure Plan", and "RAM Status Update" 1 are attached.

Since permitting is not part of the scope, who will the selected consultant be working with on permit applications?

The selected consultant will be required to work with a separate environmental/permitting consultant the City selects. We have not yet selected an environmental/permitting consultant.

Are environmental constraints already identified? E.g. have the wetlands been delineated? Have any discussions with the Conservation Commission taken place? If so, what are the results of those discussion relative to proposed activities in wetland resource areas?

The Project was previously permitted with the Conservation Commission. However, design updates created as part of this contract will require new permitting with the Conservation Commission, among others. Designers should assume that all work along the sewer connector is within a resource area and the river bank lies part-way up the Merrimack River wall.

Will the selected consultant be involved with negotiating any easements or preparing easement plans for trail connections through private property?

The City will take the lead on negotiating easements with private landowners with assistance from the selected consultant. The selected consultant will be required to prepare easement plans.

Will the selected consultant be required to conduct any public meetings related to this project?

No. The selected consultant will not be required to conduct any public meetings.

Do you have a WBE/MBE requirement?

The City encourages participation by WBE/MBE, but there is no requirement.

Is the coordination of Hazardous Materials investigation/remediation included in the scope?

No. The coordination of Hazardous Materials investigation/remediation is not in the scope. A Release Abatement Measure (RAM) Plan has already been created. Contaminated soil will be removed during construction phase.

Does the construction project that needs to be completed by September 1, 2017 include the Mass Mills Reach?

All construction must be completed by September 1, 2017. The selected consultant will work with the City to determine which components can be feasibly completed within budget and within that deadline. That may include part or all of the Mass Mills reach.

For the Mass Mills Reach, has there been a structural analysis of the box culvert to determine that it can receive the elevated ramp structure up to the Boiler Building?

No. The selected consultant would be required to perform any necessary structural analysis to determine whether any proposed structures could be supported by the box culvert.

For the Mass Mills Reach, has there been a structural analysis of the two buildings to determine the need for any structural modifications to them to make them safe for the pedestrian passageways, or of the Riverwall beneath the Concord River side of the Boiler Building in the case of a cantilever option off the wall?

No. The selected consultant would be required to perform any necessary structural analysis to determine whether a passageway through or cantilever around the Boiler Building is possible.

For the Mass Mills Reach, has there been a recent 3D survey of the building interiors or existing arcade to use as a base for any building modifications?

All information the City has available on Massachusetts Mills buildings will be provided to the selected consultant, including previous concept plans and renderings. However, the selected consultant would be expected to work with the

City and private landowners to locate or perform surveys or undertake any other investigations if necessary.

I was unable to find the name of the firm that did phase 1 of this work, that would be helpful to understand.

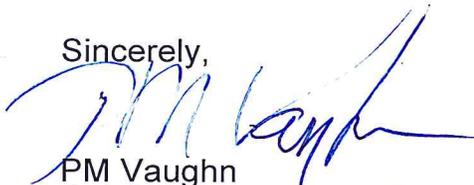
Phase 1 of the Merrimack Riverwalk (the existing Riverwalk) was designed by Pressley Associates, Inc., Landscape Architects; Frederic R. Harris, Inc., Engineers; and Verne G. Normal Associates, Inc., Electrical Engineers.

Did the city use a consultant to develop the concept sketches you send with the RFP?

If so, who was that company?

The concept sketches were produced in-house by a City of Lowell Design Planner.

Sincerely,



PM Vaughn
Chief Procurement Officer

attachments