



November 26, 2013

ADDENDUM #1
IFB #14-29
Parking Garage Condition Analysis & Repair Design Services

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

CLARIFY:

In responding to this RFP our proposed scope and fee should be based strictly on the Condition Analysis and Report for each garage. Is this correct?

Answer – Correct

The first paragraph of the Scope of Work states: “In order to ensure that ... all systems are functioning properly, the DEPARTMENT is seeking a proposal...” Is the intent to include Mechanical, Electrical, Plumbing, Fire Protection, and Parking Controls Equipment as part of the report, drawings and construction administration services, in addition to the Structural services?
Answer - No. We are, however, looking for recommended repairs to the drainage system and dry standpipe.

The Scope of Work states” “The DEPARTMENT is also interested in evaluating the electrical system and lighting levels for each structure.” Should electrical engineering services, inclusive of photometric analysis and recommendations, be included in our proposal?
Answer - No

The Scope of Work requires “performing field inspections/surveys to establish parking garage geometry, document existing conditions, etc.” Are original existing building drawings or other structural floor plans available for use by the selected consultant?
Answer - If yes, then yes. We will make available a catalog/list of available drawings.

The Scope of Work calls for preparation of schematic plans. The Scope of Work also requires the following: “Each report shall also include typical repair details, construction materials, etc. that could be used for contractor pricing to conduct such repairs.” Is the intent of these scope items to provide Construction Documents to bid the repair work?
Answer - Yes

Is energy saving analysis part of the scope of work?
Answer - No. This will be done outside separate and outside this scope



Please clarify the RFP number; 14-29 and 14-30 are stated on the attached documents.
Answer – RFP14-29

The project background states that “In order ensure that these facilities are safe, structurally sound and that all systems are functioning properly...” Does this include review, testing and comment on the elevator and the dry standpipe systems?
Answer – Elevator no. Standpipe yes

Will the successful bidder have access to all previous condition reports for these facilities including the recently completed report by the students at UMASS and the Walker Parking Consultants report from late 90's / early 2000's for the Leo Roy Garage?
Answer - Yes for UML. No to Walker. We will make every effort to obtain a copy from Walker's database if their report cannot be located.

Does the City of Lowell have drawings and/or AutoCAD files from the Walker Parking Consultants restoration project construction from late 90's / early 2000's for the Leo Roy Garage? Will either or both be made available to the successful bidder?
Answer - No. A catalog/list of available drawings will be provided to successful bidder.

Does the City of Lowell have original construction drawings for both garages? Will they be made available to the successful bidder?
Answer - No. Only to recommended repairs.

The Scope of Work indicates that the successful bidder shall prepare schematic plans (to scale) noting the relevant geometry of the garages and conditions observed in the garages. Is the City looking for replication of construction drawings?
Answer - Yes (biddable documents). No (repair scheme).

The Scope of Work indicates that each report shall include typical repair details and construction materials that can be used for contractor pricing. Is the City looking for a biddable set of construction documents? Or is the City interested in understanding the typical repair scheme outlined in the report?
Answer - No. We will make every effort to obtain a copy from Walker

Does the preparation of and Operation & Maintenance Plan, include snow removal guidelines?
Answer - No (snow removal guidelines).



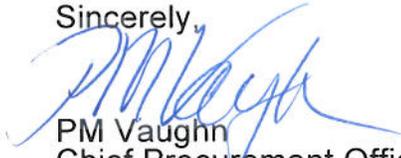
The RFP indicates that Appendices A, B, and C must be included. Are these Forms A, B, and C starting on page 9 of the RFP? Are Forms D and E also required?

Answer – All forms are required and yes they start on page 9

Will the successful bidder have access to the garages at night and on the weekends when parking demand is generally lower? What are the average occupancy percentages for nights and weekends during the anticipated months when the field investigation work is to be carried out?

Answer - Yes. Leo Roy averages 25% full on nights and weekends. Lower Locks averages less than 25% full on nights and weekends. Capacity at both garages are subject to event schedules. Neither garage is advertised as a location during winter storm parking bans. We will notify and/or provide to the awarded bidder the event schedule upon request.

Sincerely,



PM Vaughn
Chief Procurement Officer