

March 21, 2014

ADDENDUM #1
RFP #14-42
Architectural Services for Lowell Public School Projects

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

CLARIFY:

We do not believe we can do the work within the stated not to exceed design fee of \$200,000 and suggest that this upset limit be raised substantially to be in synch with the scope and requirements of the work required under the RFP using more customary fees. Another option is to not have a price proposal requirement as part of this RFP and negotiate with the highest ranked firm after the selection process/ranking is complete.

Response. The City believes the stated not to exceed design fee of \$ 200,000 is fair and reasonable given the scope of work required under the RFP. Many of the projects are similar in scope and the City desires the successful firm to review the specified work, develop bid specifications for each project, be available to answer questions during the bid and construction phases of each project, and provide advice to the City, who will in turn direct the contractors to perform the work accordingly. It is anticipated that a boilerplate specification(s) will be prepared for many of the projects (i.e. exterior door replacements) to guarantee uniformity in products used and construction methods utilized in the field. It is also anticipated that similar projects (i.e. exterior door replacements) will be bid as a package including all schools at the same time, not individual projects.

Define the construction oversight requirement?

Response. The successful firm will be required to be available to answer questions during the bid and construction phases of each project, and provide advice to the City, who will in turn direct the contractors to perform the work accordingly. The successful firm will not be managing the contractor's performing the scope of work on each project. The City expects the successful firm to perform periodic on-site reviews of the construction to ensure the contractor's are performing work in accordance with the bid specifications developed by the successful firm.



Based on the specific scope of work, and the likelihood of disturbing building materials as part of the work, should we have a building hazards assessment (asbestos, lead, PCBs) professional on the team?

Response. No. If potentially hazardous materials are discovered during the construction phase of each project, the contractor should stop work and immediately notify the City of the questionable material. The City will request the services of a hazardous materials contractor to investigate, advise, and remediate as required outside of the scope of the successful firms contract. The City currently contracts with several hazardous materials contractors to provide analysis and remediation on projects.

Is there an MBE/WBE/DBE requirement for this project, or is it just recommended?

Response. Recommended

A detailed price is asked for "each requirement as outlined in the RFP" We are unclear on exactly what this means; can this be clarified; perhaps a spreadsheet format could be provided by addendum so this breakdown meets the City's intent.

Response: The City is requesting that the bidder provide a price for each of the school project contained within, the total cannot exceed \$200,000.

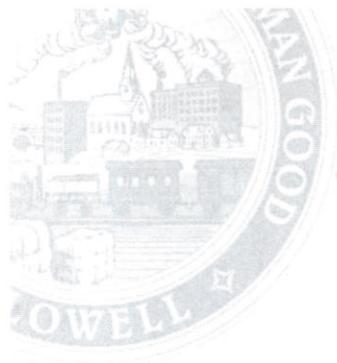
With respect to the required DSB form, can we use the form as updated February 2013, in lieu of the form updated July 2011 noted in the RFP

Response. Please use the February 2013 form.

Will additional details regarding quantities, dimensions, etc. of the items listed under specific scope of work be available for review? Also the "Cawley Stadium Running Track Renovation"?

Response. The Lowell Public Schools recently completed a Comprehensive Facilities Assessment of all Lowell Public School facilities. A copy of the assessment may be located at the following website address:

http://www.lowell.k12.ma.us/pages/lpsd/depts/Finance_Operations/Reports/2013_Comprehensive_Facilities_/Final_DRAFT_Master_Plan_Report



Contained within the Comprehensive Facilities Assessment is a detailed description of each school building, including for instance the number of exterior door openings, square footage of existing roofs, etc. This information may be helpful to interested firms in developing their proposals. Further, with regard to the Cawley Stadium Running Track Renovation, the City has secured funding to have the existing track surface removed and replaced. Several companies that perform such specialized work have forwarded general proposals to perform such work. The City desires to have the successful firm review the prior bid specifications prepared when the current track surface was installed, review the general proposals submitted by interested companies, review the existing technical plan specifications (building/engineering/plot plans) available at the Lowell Public Schools Business Office, and prepare a new set of bid specifications to be publically advertised for a contractor to perform the desired work.

Sincerely,



P. Michael Vaughn
Chief Procurement Officer