

Town of Adams
REQUEST FOR PROPOSALS
Redevelopment and Reuse of Memorial School Building
RFP# 21-002

ADDENDUM # 1
March 28, 2021

To All Holders of this RFP:

This Addendum consists of two (2) pages plus one attachment, an Existing Conditions Study by EDM, entitled: *Memorial School Building Renovation & Reuse Project, Date: February 27, 2018*, consisting of 7 pages for a total of nine (9) pages in total.

CHANGE OF PROPOSAL DUE DATE:

The date responses to this RFP are due has been extended to **Thursday, June 3, 2021 at 4:00 PM**. To be considered, proposals must be received by the Town no later than this date and time.

RESPONSE TO QUESTIONS:

Questions that have been received as of Friday, March 26, 2021 are answered in this Addendum as follows:

1. In consideration of the Town's desire to maintain the "Community" portion of the building, would the Town be receptive to a Proponent's owning the entire building and negotiating an amical lease back to the Town for this space?

Yes. The Town will definitely consider a lease back for the "community use" portion of the building, which includes the gymnasium and auditorium. Proponents are encouraged to present alternatives

2. Will the Town considered shared use of the gymnasium and/or auditorium by a Proposer for future events, understanding there would need to be mutual cooperation and scheduling?

Yes, the Town will be amenable to shared use of the gym and auditorium. Within their proposals, respondents to the RFP should identify their interest in these components of the building and outline the proposed frequency of use.

3. The RFP mentions that a portion of the HVAC is new; what is the condition of the remaining?

Please see attached "Existing Conditions Study" dated February 27, 2018 prepared by EDM.

4. Is the elevator up to current code? If not, was there a cost feasibility study done?

No, the elevator is not up to code. It was installed in 2000 but does not accommodate an ambulance gurney as currently required in the building code. It is unknown if the shaft can accommodate a larger cab.

5. Is the sprinkler system/fire suppression system up to code?

No, it is not up to code. There is no sprinkler system in the building.

6. Do you know the approximate size of the electrical service?

Please see attached "Existing Conditions Study" dated February 27, 2018 prepared by EDM.

7. During the last year the building was open as a school, do you have an approximate cost for gas and electric for 1 month?

No, we have been unable to obtain this information.

Attachment: EDM Existing Conditions Study for Memorial School Building Renovation & Reuse Project,
February 27, 2018