



City of Cambridge

PURCHASING DEPARTMENT

795 Massachusetts Ave. • Cambridge, Massachusetts 02139-3219

Amy L. Witts
Purchasing Agent

To: All bidders

From: City of Cambridge

Date: November 3, 2015

Re: File No. 7046- Real Estate Disposition Coolidge Place, Addendum No. 1.

The following question was received:

Question:

Would you please clarify Section 5.6 section b... undertake infrastructure improvements ... Drain and sewer force mains between Massachusetts Avenue and Parking Lot 6 ... as to what land this is directing improvements on i.e. public vs private and where the installation would begin and end as far as the required term and condition.

Answer:

Please add the following language to the Request for Proposal, Section 5. Contract Terms & Conditions.

- 5.6 Disposition of the Property shall be subject to the agreement by the successful Offeror to undertake the following infrastructure improvements in conjunction with its development of the site, with final construction plans to be approved in writing by the Cambridge Department of Public Works. The costs of such construction shall be paid by the Offeror in accordance with the terms set forth below. Bidding by the Offeror for the acquisition of the Property must reflect the value of the Property pursuant to the requirements of M.G.L. c. 30B and Chapter 2.110 of the Cambridge Municipal Code exclusive of the costs associated with the improvements and other items set forth below:
- a) Two pedestrian pathway connections between Massachusetts Avenue and Parking Lot 6; each a minimum of 10' wide on property to be conveyed in fee and/or easement by the successful Offeror to the City on terms acceptable to the City. All contemplated improvements with respect to the two pedestrian pathway connections including design and construction will be done at the successful Offeror's sole cost and expense.
 - b) Drain and sewer force mains under and within the boundaries of one or both of the pedestrian pathway connections between Massachusetts Avenue and Parking Lot 6 in locations determined by the City that will support the City's construction of stormwater management tanks in Parking Lot 6 and Clement Morgan Park, pursuant to plans to be developed by the Cambridge Department of Public Works. Construction of these utilities must be completed in accordance with the City's plans and specifications in advance of the City's planned construction project related to stormwater management tanks in Parking Lot 6 and Clement Morgan Park. All such

construction of drain and sewer force mains will be undertaken by the successful Offeror at its sole cost and expense up to a maximum cost of \$300,000. Additional costs, if any, associated with the construction of the drain and sewer force mains in excess of \$300,000 will be assumed by the City.

- 5.6.1 Any existing access easements over Parking Lot 6 that may be held by the successful Offeror must be extinguished and abandoned by the successful Offeror; a new general access easement will be established by the City at a location to be determined by the City in its sole discretion.

Please note the following clarifications

The price proposed by bidders should be EXCLUSIVE of costs associated with infrastructure improvements and pathways required as part of this procurement.

All other details remain the same. All questions and answers are closed.



AMY L. WITTS
PURCHASING AGENT

ADDENDUM NO. 1