



City of Cambridge

Purchasing Department

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Acting Purchasing Agent

To: All bidders
From: City of Cambridge
Date: May 23, 2014
Re: RFP – New Nexus Study for Incentive Zoning Ordinance, File # 6401
Addendum No. 1

The following questions were submitted and answered;

Question: Can the City provide an estimate of the total number of Cambridge non-residential buildings over 30,000 square feet inclusive of the use categories listed on page 7 of the RFP that exist in Cambridge?

Answer: The City will be able to provide an estimate of the number of properties (not necessarily buildings) with GFA in excess of 30,000 square feet. We may not be able to identify the uses of all properties.

Question: Can the City provide an estimate of the number of separate employers in these buildings ?

Answer: There is not sufficient information to estimate the number of separate of employers in the buildings.

Question: What Data or other information will the City be able to provide related to the requested analysis?

A.) Can the City provide a list of non-residential buildings in Cambridge subject to the inclusionary zoning ordinance? If yes, would this list indicate the type of use?

b.) Can the City provide a list of new non-residential development projects completed since the inclusionary zoning ordinances adoption? Would this list be able to differentiate between new construction and reuse of an existing building?

Answer: It should be noted that the non-residential buildings are subject to the Incentive Zoning Ordinance. Residential buildings are subject to the Inclusionary Zoning Ordinance and are not a part of this RFP. Since 2002, eight projects have been subject to the Incentive Zoning Ordinance. Most of these have been new construction. During the study process the City will provide information on the uses of these properties.

Question: What information is the city able to provide on employers and tenants in non-residential buildings to facilitate an employee survey? Would this information include contact names and/ or e-mail addresses?

Answer: As a start, the City can provide some information about the top 25 employers in the City. CDD will work with the Consultant in accessing any additional resources that are available through the City.



More information on the top 25 employers is available at
<http://www.cambridgema.gov/CDD/factsandmaps/economicdata/top25employers.aspx>.

Question: What is the definition of institutional uses, as listed on page 7 of the RFP? Does it include non-residential uses at Harvard, MIT, and other colleges and universities?

Answer: The definition of institutional uses can be found in Section 4.33 of the Table of Use Regulations of the Cambridge Zoning Ordinance. The link to this table is:
http://www.cambridgema.gov/~media/Files/CDD/ZoningDevel/Ordinance2/zo_article4_1359.ashx

Question: What is the anticipated role of the housing policy consultant? The RFP appears to require such a consultant but the scope of services does not include housing policy analysis tasks.

Answer: A Team Member may satisfy more than one of the consultant roles listed in the RFP. The Housing Policy Consultant is expected to have a housing background and contribute insights into the housing market and current trends.

Question: Do the anti-collusion and Cori certifications need to be submitted for all sub-contractors and the prime contractor?

Answer: Anti-collusion and CORI certifications will only be needed for the primary contractor.

Question: Do references need to be submitted for all sub-contractors and the prime contractor?

Answer: References only need to be submitted for the primary contractor.

Question: What is the available funding for this study?

Answer: The City has not decided on a budget range at this time.

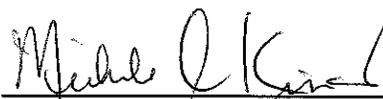
Question: Is the City open to alternative methodologies than those used in the 1988 & 2002 Cambridge Nexus Studies?

Answer: The City is open to alternative methodologies from those used in the 1988 and 2002 nexus studies.

Question: Why was the Housing Contribution recommended by the 2002 study never implemented?

Answer: The City Council did not take any action on changing the Housing Contribution rate at that time.

All other details remain the same.



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