

CITY OF NEWTON, MASSACHUSETTS
PURCHASING DEPARTMENT
purchasing@newtonma.gov
Fax (617) 796-1227

September 17, 2021

ADDENDUM #1
INVITATION FOR PROPOSAL #21-79

RFP Newton Armory Affordable Housing Development

THIS ADDENDUM IS TO: ANSWER THE QUESTIONS BELOW:

Q1. In reviewing the recent DCAMM/MHC MOA appended to the RFP, the MOA refers to in Stipulation I “character defining features;” Stipulation II.C “defining features” and “character-defining features;” and Stipulation III “what MHC has determined to be character-defining attributes of the Armory.” During the MHC review process and negotiating the MOA, did the MHC and/or Newton Historical Commission identify the character-defining features or attributes, especially given that Stipulation III references “MHC has determined”? Knowing what features MHC/NHC consider character-defining is vital to preparing a thoughtful response to the RFP.

A1. Neither the Massachusetts nor the Newton Historical Commissions have identified any character-defining features of the building. They have instead laid out in the MOA a process that will need to be followed. See A2 below.

Q2. The final version of the MHC MOA with the City of Newton was not included in the attachments of the RFP, is this available?

A2. It was included in the attachments of the RFP. It can be located on page 2083.

Q3. Are detailed architectural drawings of the West Newton Armory headhouse available?

A3. Not to our knowledge.

Q4. Is there an AutoCAD site survey available?

A4. Yes, AutoCAD and PDF site survey files are attached.

Q5. Are resumes and references included in the 20 page limit for proposals?

A5. No

Q6. Do you require a formal resume?

A6. No

Q7. For Section C. of the Proposal Submission Requirements on page 9, respondents are asked to include the following:

C. Project Proforma and description that includes:

**Complete the Sources and Uses and Proforma sheets of Version 4 of the Excel Crosswalk file
Complete a 20-year operating proforma in a separate excel file that includes Revenue, Vacancy, Expenses, NOI, Debt Service, and Debt Service Coverage Ratio for each year
Provide written detail of assumptions made in determining sources, uses, rental revenue, operating expenses, and permanent mortgage sizing.
Banking references**

Could someone please let us know where to find the above referenced Excel Crosswalk file in the first bullet?

A7. Excel Crosswalk file attached.

Q8. Are the following items excluded from the 20-page response limit?

- **Project Proforma items referenced in Section C**
- **Exhibits #1-7**
- **Key Development Team Resumes**

A8. Yes.

Q9. Would it be possible to schedule another walk through of the building as we work on our response to the Armory RFP?

A9. No, the City will not be holding another bidder's walkthrough at the Armory.

All other terms and conditions of this bid remain unchanged.

**PLEASE ENSURE THAT YOU ACKNOWLEDGE ALL ADDENDA ON YOUR
BID FORM. FAILURE TO ACKNOWLEDGE ALL ADDENDA COULD
RESULT IN REJECTION OF YOUR BID AS NONRESPONSIVE.**

Thank you.

A handwritten signature in black ink that reads "Nicholas Read". The signature is written in a cursive, slightly slanted style.

Nicholas Read
Chief Procurement Officer

TABLE A NOTES

IF CHECKED, THE FOLLOWING OPTIONAL ITEMS ARE TO BE INCLUDED IN THE ALTA/NSPS LAND TITLE SURVEY, EXCEPT AS OTHERWISE QUALIFIED ITEMS SHOWN BELOW WERE CHECKED IN TABLE A PROVIDED TO JOYCE CONSULTING GROUP, P.C. BY CLIENT AND OR REPRESENTATIVE.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.

THE PROPERTY ADDRESS WAS OBTAINED FROM THE CITY OF NEWTON ASSESSOR RECORDS AND INDICATED ON THE PLAN.

3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

THE SITE IS LOCATED FEMA FIRM ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25017 C0551E DATED JUNE 4, 2010.

4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).

THE GROSS LAND AREA IS SHOWN ON THE PLAN.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING Pools, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).

SUBSTANTIAL FEATURES ARE SHOWN ON THE PLAN.

9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

THE STRIPING FOR THE PARKING SPACES SHOW WAS SEVERELY FADED. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.

11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:

- OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV.
- EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND
- MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS, IF ANY, PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE AS A PART OF THIS SURVEY TO LOCATE SUBSURFACE STRUCTURES. ALL SUBSURFACE INFORMATION SHOULD BE CONSIDERED APPROXIMATE.

THE LOCATION OF UNDERGROUND UTILITIES DOES NOT IMPLY AND EASEMENTS, RIGHTS, APPURTENANT OR OTHERWISE.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."

THE NAMES OF ADJOINING OWNERS WAS OBTAINED FROM THE CITY OF NEWTON ASSESSOR RECORDS AND INDICATED ON THE PLAN. THE INFORMATION IS NOT CERTIFIED BY THE ASSESSORS OFFICE.

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS DURING THE COURSE OF THE SURVEY FIELDWORK.

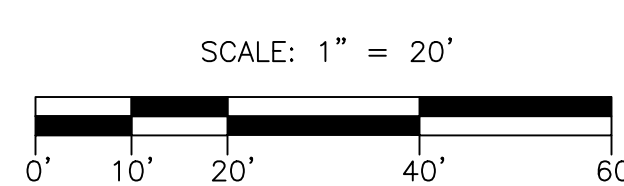
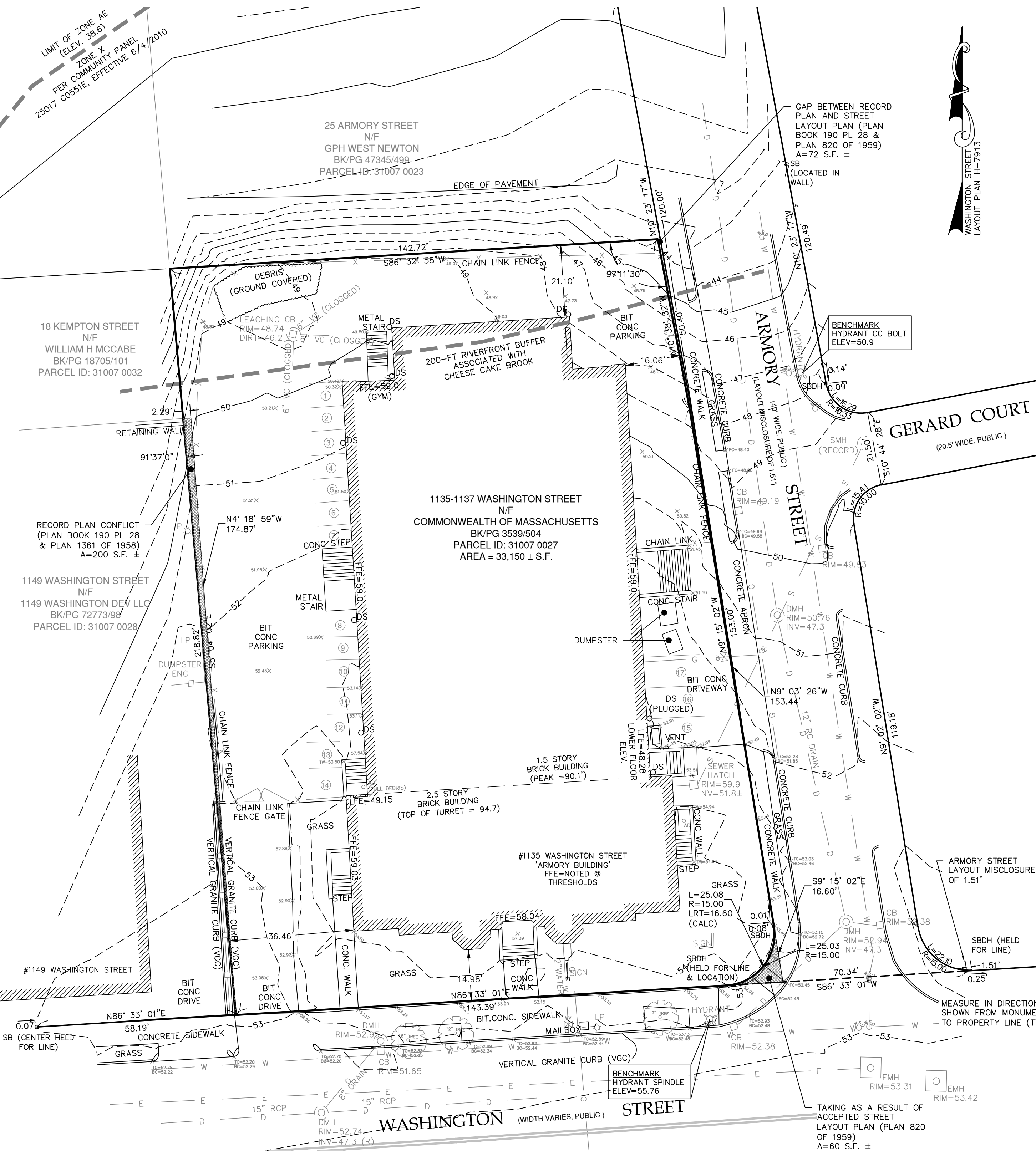
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

WASHINGTON STREET APPEARED TO BE RECENTLY RESURFACED AT THE TIME OF SURVEY FIELDWORK. THERE WAS NO EVIDENCE OF RECENT CURBING AND OR SIDEWALK CONSTRUCTION OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. EXISTING STREET RIGHT OF WAY LINES ARE INDICATED ON THE PLAN.

PLAN REFERENCE:
MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS

PLANS:
PLBK/PG: 190/28
PLAN 699 OF 2009
PLAN 422 OF 1969
PLAN 512 OF 1999
PLAN 845 OF 2000
PLAN 1361 OF 1958
PLAN 3529/END
LAYOUT PLAN 35125 (N-73)
LAYOUT PLAN H-7913
PLBK/PG: 4091/END
PLBK/PG: 4852/END

DEEDS:
BK/PG: 3539/504
BK/PG: 72773/98
BK/PG: 47345/499
BK/PG: 18705/101



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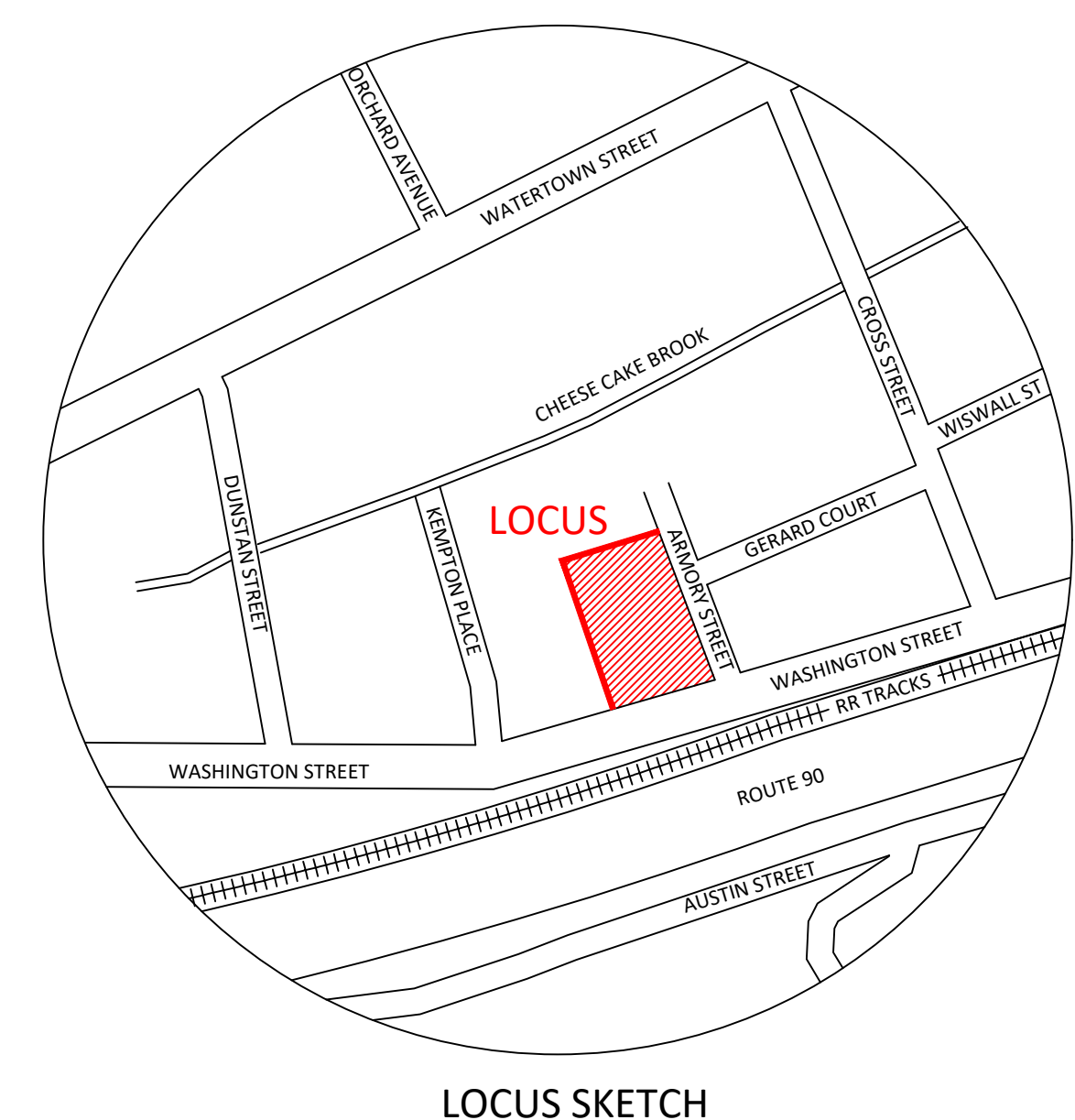
LEGEND

W	EX. WATER	WV	WATER VALVE
S	EX. SEWER	HY	HYDRANT
D	EX. DRAIN	SM	SEWER MANHOLE
E	EX. ELECT	TM	TELEPHONE MANHOLE
T	EX. TEL	CS	EX. CATCH BASIN
G	EX. GAS	EM	EX. MANHOLE
LP	LIGHT POLE	CB	EX. CATCH BASIN
DMH	DRAIN MANHOLE	HH	EX. HANDHOLE
EMH	ELECTRIC MANHOLE	U	UTILITY POLE
VGC	VERTICAL GRANITE CURB	FGC	FUSH GRANITE CURB
FCG	FLUSH GRANITE CURB	CRW	CONCRETE RETAINING WALL

SCALE	1"=20'	JOB NO.	JCG 20-030
DATE	01.29.21		
REVISIONS			
NO.	DATE	REVISION	BY

PLAN TITLE: ALTA/NSPS LAND TITLE SURVEY
1135-1137 WASHINGTON STREET
CITY OF NEWTON - MIDDLESEX (SOUTH) COUNTY
STATE OF MASSACHUSETTS

PREPARED FOR: COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS MILITARY DIVISION
2 RANDOLPH ROAD
HANSCOM AIRFORCE BASE, MA 01731-3001



SURVEY DESCRIPTION

PARCEL DESCRIPTION FOR 1135-1137 WASHINGTON STREET (PARCEL ID: 36-452-5)

A CERTAIN PARCEL OF LAND SITUATED UPON THE NORTHERLY SIDE OF WASHINGTON STREET IN THAT PART OF THE CITY OF NEWTON KNOWN AS WEST NEWTON AND BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY WASHINGTON STREET ONE HUNDRED AND FORTY THREE AND THIRTY NINE HUNDREDTHS (143.39) FEET;

WESTERLY BY LANDS OF 1149 WASHINGTON DEV LLC AND WILLIAM H. MCCABE TWO HUNDRED EIGHTEEN AND EIGHTY-TWO HUNDREDTHS (218.82) FEET;

THENCE TURNING EASTERLY AT AN ANGLE OF 88° 23' IN A STRAIGHT LINE ONE HUNDRED FORTY TWO AND SEVENTY TWO HUNDREDTHS (142.72) FEET ALONG OTHER LAND OF GPH WEST NEWTON;

THENCE TURNING SOUTHERLY AT AN ANGLE OF 97° 11' 30" ALONG ARMORY STREET IN A STRAIGHT LINE FIFTY AND FORTY HUNDREDTHS (50.40) FEET;

THENCE TURNING AN ANGLE OF 178° 36' 30" IN A STRAIGHT LINE ALONG ARMORY STREET ONE HUNDRED FIFTY THREE (153.00) FEET;

THENCE CURVING WESTERLY WITH A RADIUS OF FIFTEEN (15) FEET AND A LENGTH OF TWENTY FIVE AND EIGHT HUNDREDTHS (25.08) ALONG ARMORY STREET TO WASHINGTON STREET.

CONTAINING THIRTY-THREE THOUSAND ONE HUNDRED AND FIFTY (33,150) SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION

PARCEL DESCRIPTION FOR 1135-1137 WASHINGTON STREET (PARCEL ID: 36-452-5) DEED BOOK 3539, PAGE 504.

A CERTAIN PARCEL OF LAND SITUATED UPON THE NORTHERLY SIDE OF WASHINGTON STREET IN THAT PART OF THE CITY OF NEWTON KNOWN AS WEST NEWTON AND BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY WASHINGTON STREET ONE HUNDRED AND SIXTY (160) FEET;

WESTERLY BY LAND OF RICHARD B. CONROY AND FRANK K. AND WILFRED A. CLARK TWO HUNDRED EIGHTEEN AND EIGHTY-TWO HUNDREDTHS (218.82) FEET;

THENCE TURNING EASTERLY AT AN ANGLE OF 88° 23' IN A STRAIGHT LINE ONE HUNDRED FORTY TWO AND SEVENTY TWO HUNDREDTHS (142.72) FEET ALONG OTHER LAND OF THE GRANTOR;

THENCE TURNING SOUTHERLY AT AN ANGLE OF 97° 11' 30" ALONG OTHER LAND OF THE GRANTOR IN A STRAIGHT LINE FIFTY AND FORTY HUNDREDTHS (50.40) FEET;

THENCE TURNING AN ANGLE OF 178° 36' 30" IN A STRAIGHT LINE ALONG OTHER LAND OF THE GRANTOR ONE HUNDRED SIXTY NINE AND SIXTY HUNDREDTHS (169.60) FEET TO WASHINGTON STREET.

CONTAINING THIRTY-THREE THOUSAND TWO HUNDRED AND ELEVEN (33,211) SQUARE FEET MORE OR LESS.

SAID PARCEL BEING SHOWN UPON A BLUE PRINT ENTITLED "LAND CONVEYED BY THE MIDDLESEX & BOSTON STREET RAILWAY CO., WASHINGTON STREET, WEST NEWTON, MASS., SCALE 1" = 4', DATED MAY 26, 1910, SIGNED EPHRAIM HARRINGTON & CO., CIVIL ENGINEERS, BOSTON, MASS. AND NUMBERED 91603" RECORDED IN BOOK 3529, PAGE END.

GENERAL NOTES

1. SITE FEATURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON A COMPILATION OF RECORD PLANS, PLANS ACQUIRED FROM UTILITY PROVIDERS AND AERIAL IMAGERY, GPS SURVEY AND A LAND INSTRUMENT SURVEY PERFORMED BY JCG IN AUGUST OF 2020.
2. LOCATION OF SUBSURFACE UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITY SERVICES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. THE SITE IS LOCATED WITHIN ZONING DISTRICT BUSINESS 2.

SURVEY NOTES

1. ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE WASHINGTON STREET LAYOUT PLAN (H-7913).
2. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 AND WAS OBTAINED USING A TOPCON HIPER-SR GPS RECEIVER AND TOPCON FC-500 DATA COLLECTOR UTILIZING THE MACORS VRS REALTIME RTK NETWORK.
3. THE SURVEY WAS PERFORMED IN AUGUST OF 2020 UTILIZING A LEICA TS-12 ROBOTIC TOTAL STATION.
4. THIS PLAN IS BASED ON INFORMATION COLLECTED IN THE FIELD BY JOYCE CONSULTING GROUP AND OTHER INFORMATION LISTED ON THIS PLAN AS REFERENCES. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY MARSH, MORIARTY, ONTELL & GOLDER, P.C. DATED DECEMBER 15, 2020 AND PROVIDED BY THE CLIENT.
5. THE LOCUS FALLS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON FIRM MAP 25017 C0551E, EFFECTIVE 06/04/2010. FLOOD ZONE LINES SHOWN ON THIS PLAN ARE TAKEN FROM THE REFERENCED FIRM MAP.
6. THE LOCUS PARCEL (PARCEL ID 310007-0027) IS LOCATED WITHIN THE BUSINESS 2 ZONING DISTRICT.

SURVEYOR

JOSEPH VOZZELLA, P.L.S.
JOYCE CONSULTING GROUP, P.C.
439 WASHINGTON STREET, THIRD FLOOR
BRAintree, MA 02184
(781)817-6120

CERTIFICATION

THE WORDS "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 11, 13, 16 AND 17 OF TABLE A. THE FIELDWORK WAS COMPLETED ON AUGUST 20, 2020



PROFESSIONAL LAND SURVEYOR _____ DATE _____