

Addendum No. 1, RFS 25-50



CITY OF SOMERVILLE, MASSACHUSETTS
Procurement & Contracting Services Department
KATJANA BALLANTYNE
MAYOR

To: Prospective Applicants RFS 25-50, Owner's Project Management Services for the Design and Construction of the New PreK-8 Winter Hill Community Innovation School

From: Angela M. Allen, Chief Procurement Officer

Date: March 7, 2025

Re: *Questions and Answers, Available Building Plans*

This addendum documents questions asked during the site visit on 25 February 2025 and submitted in writing to the City's procurement office.

Plans of the existing building at 115 Sycamore Street are found [here](#).

****ACKNOWLEDGE THIS ADDENDUM****

Please sign below and include this form in your application package.

X

Name of Authorized Signatory

Title of Authorized Signatory

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Questions and Answers

1. Q: WHCIS has completed a few small renovations in the past 10 -15 years (e.g., 2018 partial roof replacement). Please confirm which renovations are still under warranty and when those warranties expire?

A: The partial roof replacement is under warranty through 2038. No other warranties are valid.

2. Q: What is the MSBA reimbursement on the project?

A: It is our understanding that the City would top out at 53%. It will likely be less.

3. Q: Is the City looking for a “true feasibility study?”

A: The City does not want to do or redo what is already complete and sufficient for the purposes of this project. The work performed must meet the MSBA’s requirements.

4. Q: Has the City of Somerville done a debt exclusion before?

A: Yes, for the Somerville High School project.

5. Q: At Trum Field, what is the land restriction?

A: Article 97. There is a baseball and a softball field, and the size of the parcel needed for this project is the size of the softball field. If the project site ends up being Trum Field, the City would need to relocate the displaced open space field to another location.

6. Q: Is there parking for staff at the current location of the Winter Hill Community Innovation School?

A: There is no dedicated staff parking, with the exception of approximately 12 spots. All eligible school staff receive parking passes for dedicated streets in the vicinity.

7. Q: Does the project construction cost cover both options outlined in the RFS?

A: This is where the preponderance of the combined feasibility study (question 3 above) will encompass, fill in the gaps and arrive at a project cost.

8. Q: Has the City appropriated a fee for OPM and designer services?

A: We have appropriated, with the MSBA funding support, a portion of the OPM and designer fees to get us through the feasibility study. Additional appropriations are expected for future phases of the project.

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9. Q: Is this building (115 Sycamore St.) 100 percent unoccupied?

A: The building is not occupied. Custodial staff still monitor the building.

10. Q: Could this building be used for swing space?

A: No.

11. Q: Are culinary or food services based here?

A: No, not anymore. They have been relocated.

12. Q: Have other possible swing spaces been studied in Somerville?

A: No, currently the only swing space is at the Edgerly building, where the current WHCIS student body and faculty are housed. We have approached some of the Catholic schools in the vicinity but nothing has materialized from those discussions. The SHS Project used modular units, but those were leased (not purchased) units. Another building (former Cummings School) has many deficiencies (building code, mechanical and alarm systems, accessibility requirements, etc.) that would not be covered by the funds for this project.

13. Q: Does the playground belong to the school?

A: Yes, the playground does and it is still in use.

14. Q: Is there a laydown area for this new project?

A: The City is working on some options in the vicinity. [Archdiocese, Annex mentioned in site visit.]

15. Q: Could the project team consider phasing the WHCIS and the Brown School to work with available swing space (if the project ends up being a combined new school)?

A: The work would have to be in phases, for example perhaps keeping the Brown School students in their current building and then move in when the Edgerly space opens up.

16. Q: Is Attachment C (the Owner's Project Manager Application Form) included in the cap on the page count (a question for the MSBA template)?

A: Yes, Attachment C is included in the 20-page maximum stipulated by the MSBA. The requirements are outlined in Section 6. Requirements for content of response, Item 2. Selection Criteria (see page 13 of RFS 25-50).

17. Q: There was a discrepancy in the public notices and the RFS regarding the estimated project cost. Which estimated project cost is accurate?

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A: The accurate estimated project cost of \$230 million to \$280 million is in the RFS. Please disregard the cost estimate published in the *Central Register* and *The Somerville Times* (\$125 million to \$150 million) which is not accurate.

18. Q: Would school spaces be rented out?

A: Yes. The City permits use of school spaces, primarily gyms and auditoriums, for athletic, recreational, and other civic uses.

19. Q: Regarding Article 97, was there money from the Commonwealth of MA involved in the site? In other words, were funds appropriated by the state legislature and if so would they be in play if the use of the site were changed? The nature of this question is from a situation in Lowell.

A: We are not aware of any state funding for the construction of Trum Field.

20. Q: Who actually approves the project – e.g. the School Committee, the Mayor, the building committee, etc.?

A: Per City Charter and the MSBA process, the School Building Committee and the MSBA will define and approve the details of the project. Funding for the project, including proceeding with a Proposition 2-1/2 debt exclusion, must be approved and proposed by the Mayor. The debt exclusion must then be approved by registered voters in a general or special election. The City Council must then approve the appropriation and the funds, including the debt exclusion mechanism.