



City of Woburn

PURCHASING DEPARTMENT
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Woburn, MA 01801

Scott D. Galvin, Mayor
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To: Potential Contractors
From: Orazio DeLuca, Chief Procurement Officer
Date: 3/8/2018
Re: Addendum #1 to RFP 18-08 O'Brien Ice Rink Lease
Questions and Answers

The City is issuing Addendum #1 to RFP 18-08 to: Answer questions received about the Request for Proposals (RFP)

2. General Lease Terms:

1. #4. Please confirm the definition of the "leased premises"? Can a site plan be provided?

Answer: The property proposed for lease is the Ned O'Brien Ice Rink ("O'Brien Rink") located at 55 Locust Street and owned by the City of Woburn. The O'Brien Rink was constructed adjacent to the Joyce Middle School and consists of a one story structure. The leased premises will consist of the Ice Rink, all entranceways and the walkways in front of the ice rink lobby and the parking lot west of the facility (the "Leased Premises"). – see attached plan.

2. #5. Please describe dependency for easement and emergency access between the school and the leased premises.

Answer: There is no dependency for easement.

3. #6. Define the purpose of the emergency generator?

Answer: This will be removed from the RFP, no need for an Emergency Generator.

4. #7. What is the rate for water and sewer?

Answer: The rate will be established during final lease negotiations

5. #10. Define "preferential access". In addition to Woburn Memorial High School, is the Lessee required to provide preferential ice to other Woburn-based public programs?

Answer: YES. Public Skating for the Recreation Dept.

Lease Terms:

What is the “annual debt service”?

**Answer: \$7,100.00 per month
(subject to change on July 1, 2018, subject to negotiate during final lease negotiations)**

Be sure to acknowledge the addendum in your bid response or it will be deemed non responsive

Regards,

Orazio DeLuca

Orazio DeLuca, MCPPO

