ADDENDUM 1 to
Request for Proposals (RFP) for General Contracting Services

154-156 Boylston St. Brookline, MA 02445
Issued: April 21, 2025
Proposals Due: May 2, 2025

This ADDENDUM is attached to and forms part of the Agreement between Brookline Community Development Corporation and the Bidder as of 04/21/2025. To the extent that any of the terms or conditions contained in this ADDENDUM may contradict or conflict with any of the terms or conditions of the Bid Documents issued with the RFP dated 04/08/2025, it is expressly understood and agreed that the terms of this ADDENDUM shall take precedence and supersede.

1. This project is subject to Prevailing Wage rates (not Davis-Bacon Wage rates). Please see Exhibit A, Prevailing Wage Rage sheet, attached.
2. Asbestos and Radon Report is attached in Exhibit B.
3. Lead Compliance Information is linked in Exhibit C. Please note that select areas of hazardous materials were made "intact" as part of this compliance. Before removing or altering any existing building materials, it will be the General Contractor's responsibility to consult this report and ensure lead safe practices are upheld throughout construction.
1. This project is NOT subject to Build America Buy America (BABA) procurement requirements.
2. Window color is white on both exterior and interior.
3. Window handle height does not have ADA requirement. Contractor to provide comfortable location if it does not add cost.
4. In addition to A windows, the following windows must also be tempered: E and F in basement, D and H in rear stairwell, and four B windows in rear stairwell.
5. Window simulated divided lite bars do not need spacer bars between glazing.
6. Do not demo tubs. Tubs will be reglazed.
7. Do not demo rear unit entry doors at second floor.
8. Contractor to furnish and install vented microwaves over ranges in all six units (not range hoods).
9. Contractor to furnish and install new dishwashers in three units on 156 side.
10. Door hardware to be Schlage Grade B.
11. Scope of masonry work for fieldstone foundation walls includes repointing of any large, loose areas that would disengage from the wall and not allow for the spray foam insulation to be installed as required.
12. Existing hydronic system to be cut and capped and left in place.
13. Contractor to provide schedule with sequencing of work with proposal.
14. Contractor to provide logistics plan for installing roof top equipment with proposal.

ATTACHMENTS

- Exhibit A: Prevailing Wage Rate sheet, dated 04/21/2025
- Exhibit B: Asbestos and Radon Report, by Universal Environmental Consultants, dated 03/05/2025 and 03/07/2025

LINK

- Exhibit C: Lead Compliance Information, dated 2004 through 2021.

END OF ADDENDUM 1