

ADDENDUM NO. 1
TO
CITY OF AUBURN, MAINE
2023-025 121 MILL ST.
MAY 9, 2023

This addendum amends and /or supplements the bid documents as indicated below. Only these items alter the bid documents. Any verbal discussions or responses are hereby declared null and void. Please acknowledge this addendum on the Bid Form.

Clarifications to the Bid Documents:

The following changes have been made to the Bid Documents:

Question: When was the building built?

Answer: It was built in or before 1964.

Question: What is the height restriction based on shoreland zoning?

Answer: The property is located within the Shoreland Zone Special Condition Overlay which has a height restriction of 50 ft. (See the Attachments in the RFP) The whole property is located with the shoreland zone and will need to conform to those requirements.

Question: Are there architectural restraints and guidelines?

Answer: See form-based code.

https://library.municode.com/me/auburn/codes/code_of_ordinances?nodemd=PTIICOOR_C H60ZO ARTIVDIRE DIV14FOBACO REF sec. 60-550

Question: Where will the future Riverwalk run?

Answer: It has not been fully assessed, but is anticipated to follow the shoreline from the bridge to the Barker Arms Property (See the black line in the map below.)

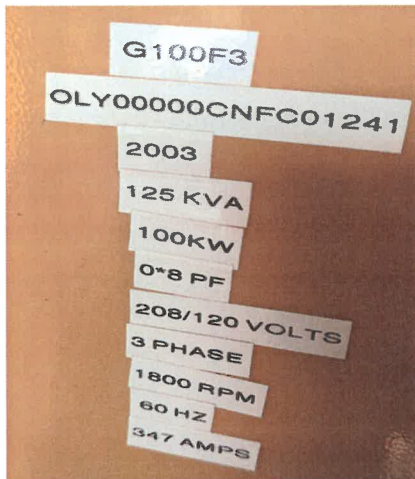


Question: On the use of public parking, how many feet from the property can access to public parking be, and is it measured by as a crow flies or driving distance?

Answer: See city ordinance. The current ordinance allows public parking within 500 to be utilized with Planning Board Approval. Section 60-558 (c) Waiver request be included in the narrative of the application.

Question: How many kilowatts in the generator room?

Answer: 125 KVA, 100 KW, 3 phase, 1800 RPM, 60HZ, 347 AMPS (See picture below.)



Question: What is the nearest school?

Answer: City staff lists Edward Little, Sherwood Heights and Walton as nearby schools. Both Sherwood Heights and Walton elementary schools are closest: both 1 mile away. Edward Little High School is 1.7 miles away.

Question: Is that a 6-inch water main?

Answer: It is a 6-inch line.

Question: When it was stated that the building can expand up with additional floors, is that statement based on an engineering structural report?

Answer: That statement is not based on the structural report or assessment. It is based on what is allowable per zoning. If you plan to build on top of the existing structure you will need to have an assessment done.

Question: Is there a crawl space or is it all on slab?

Answer: All on slab.

Question: If we have any questions in a week or 10 days, can we get back into the property?

Answer: Yes.

Question: Between the first and second dam, there's a boardwalk. Is it too steep to continue building it?

Answer: Unsure, it's maintained by Androscoggin Land Trust.

Question: Is it part of a continuation walkway?

Answer: The goal is to connect downtown to New Auburn through the Riverwalk and sidewalks, continuing with this property.

Question: Would the city maintain it?

Answer: If it is an extension of Riverwalk, the city will be responsible for maintenance.

Question: Is there talk of pedestrian bridges to connect parking lot?

Answer: It would be very costly; city staff gives example of existing city owned lot on Newbury St to Anniversary Park.

2023 121 Mill St. Planholder List

5/9/2023

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