



*Carrie Eklund
Central Services Manager
Finance Department*

**ADDENDUM TO
REQUEST FOR PROPOSALS
ADAPTIVE REUSE DEVELOPMENT PROJECT
123 S. MAIN ST.
RFP NO.: 1113-CD-159**

Addendum #1

To: All Bidders:

Attached please find the Pre-bid meeting questions and answers.

THIS ADDENDUM IS FOR INFORMATION/CLARIFICATION PURPOSES ONLY.

If you have any questions, please contact the Central Services Division at 815-987-5565.

Dated: December 12, 2013

FINANCE AND PERSONNEL COMMITTEE

Carrie Eklund
Central Services Manager



*Todd Cagnoni, Director
Community and Economic
Development Department*

**123 S. MAIN STREET
RFP QUESTIONS AND ANSWERS
Pre-Bid Meeting Questions (from December 5, 2013)**

- 1. What are the known structural conditions of the building? Does the City have structural engineering reports available for review?**

Answer: No structural engineering reports have been performed by the City or outside consultants.

- 2. What are the lot dimensions for the building?**

Answer: Property lot dimensions for the City owned portion is approximately 44 feet (along Main Street) and 156 feet along Elm Street. Additional information can be researched at www.wingis.org.

- 3. Is parking lot X, bounded by W. State, S. Church, and Elm Streets, owned by the city? If yes, then can the site be included as part of the 123 S. Main street development?**

Answer: The City of Rockford owns Parking Lot P1 and is allocated for permit parking only between the hours of 8 AM and 5PM, Monday through Friday. The city is not entertaining redevelopment of the site beyond its current use at this stage of project development for 123 S. Main Street.

- 4. Is the Building located within a Tax Increment Financing (TIF) District?**

Answer: Yes, 123 S. Main is located within the River District North TIF, with an expiration date of December 31, 2032.

- 5. What is the building sale price?**

Answer: The City will evaluate the sale costs as part of the respondent's development proposal.

- 6. When is the cut-off date for respondents to submit questions to the City regarding the 123 N. Main Street RFP?**

Answer: Friday, December 13th at 1:00 PM