THE CITY OF ROCKFORD ILLINOIS, USA

Carrie Eklund
Central Services Manager
Finance Department

ADDENDUM TO
REQUEST FOR PROPOSALS
ADAPTIVE REUSE DEVELOPMENT PROJECT
134 N. MAIN ST.
RFP NO.: 1113-CD-158

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

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THE CITY OF ROCKFORD ILLINOIS, USA

Todd Cagnoni, Director
Community and Economic
Development Department

134 N. MAIN STREET
RFP QUESTIONS AND ANSWERS

Pre-Bid Meeting Questions (from December 3, 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.

   An inspection was performed by Belles Firm of Architecture in July 2012. The following formation was provided to the City of Rockford:

   Recently, pieces of the terra cotta cladding became detached from the building facade. As directed by you thru Architect Bill Johannes, Mike Rarrls Mason Contractor, Inc. conducted a full masonry inspection of the Main and Mulberry facades. At that time, Harris Masonry removed all immediately loose terra cotta pieces. At that time, Harris Masonry also exposed SOME of the hidden and deteriorated components of the wall.

   Based on the available information, and the limited ability to visually inspect the wall we can find no immediate danger from the structural collapse of the building. It can be assumed that other terra cotta pieces are loose and may fall. Further, as the existing deterioration continues even more terra cotta pieces may become dislodged and fall from the building to the ground. The greatest risk, at this time, would be the collapse of a significant portion of the parapet wall. The most likely occurrence for this would be during a severe storm. All of these failures would result in masonry falling from the building to the ground below, and all could be contained within a fence that was set a reasonable distance from the building. It is our recommendation that the fence be set to include the sidewalk and parking on the Mulberry Street side, and that the fence be set to the edge of the sidewalk on the Main Street facade. To allow access in and out of the building (and to maintain the code required exits) scaffolding should be erected at all door. The scaffolding should be as wide as the doors, but no less than 60" clear in-to-in. The scaffolding should have enclosed sides. [As an alternate, if sidewalk closure is not desired, scaffolding could be placed around the entire perimeter of the building. This would require additional design to prevent debris from falling from the scaffolding into the public way.]

   There is not currently a risk of building failure or collapse. Temporarily, the building can be safely occupied while the Situation is rectified; however we recommend periodic re-evaluation of the condition. The only issue is protecting the public way from the continuing degradation and failure of the terra cotta wall cladding. A perimeter fence and appropriately placed scaffolding will temporarily allow the owner the time to seek a permanent solution to this problem while protecting the public and occupants of the building from additional falling debris.

An additional inspection was performed by Larson & Darby in January 2013. The following information was provided to the City of Rockford:

- The existing structural system is concrete columns and beams.
- The floor and roof system is of a poured pan concrete system.
- The columns are massive, perhaps designed to accommodate future upward expansion. The exact loading capacity cannot be determined unless deconstruction of a column took place in order to get rebar sizing. The floor load capacity is safe to say at least 100 psf without any analysis.
- The parapet roof is leaking and there is some missing roofing material.
- Brick on the West side of the building is bowing slightly.
- There is a cracked roof joist on the Northeast corner of the building but is not causing a structural failure.
- The concrete beams below the sidewalk (old vault) are in bad shape (crumbling and deterioration from years of water infiltration). They are okay for walking on but could fail with vehicle or other heavy loads.
- The terra cotta on the exterior façade is deteriorating due to prolonged water exposure and freeze/thaw cycles.
- The upper window lintels are deteriorating from prolonged water exposure as well.
- Overall the structure is okay.
- Any further investigation will most likely require invasive testing of existing elements to further analyze structural integrity and capacity.

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

   Answer: Yes, 134 N. Main is located within the West Side #1 TIF with an expiration date of December 31, 2015.

3. **What is the building sale price?**

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

4. **Does the City know if the building was designed for more floors beyond the current two (2) floor levels?**

   Answer: Based on observations by the City, the building appears to be constructed for additional floors; however, the City does not have documentation confirming the building's original or as-built construction design.

5. **When is the cut-off date for respondents to submit questions to the City regarding the 134 N. Main Street RFP?**

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

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