



**TOWN OF WESTWOOD  
COMMONWEALTH OF MASSACHUSETTS**

***REQUEST FOR PROPOSALS***

**Adaptive Reuse of the Obed Baker House  
RFP # ECON-22-R-003  
Addendum 02  
November 20, 2021**

**I. GENERAL INFORMATION FOR ADDENDUM 02**

Addendum 02 answers Bidder questions as follows:

- Q3 Can an extension be granted to the proposal due date?
- A3 The proposal due date is hereby extended. All Proposals must be delivered by **11:00 am on Monday, December 6, 2021.**
- Q4 Is it permitted for a plan that has one building totally commercial and the other building totally residential be approved in a mixed use zone?
- A4 If a proposal calls for the town's Zoning Bylaw and Map to be amended to include the property within the Flexible Multiple Overlay District (FMUOD7), a maximum of 50% of the project may be residential use and a minimum of 50% must be commercial use. That could allow separate buildings where one building is all residential and another is all commercial. It could also allow one or more buildings with both uses in each building (i.e.: apartments above stores or offices). The limiting factor under FMUOD is the percent of each use. The overall development must be at least 50% commercial. For example, if a proposal called for 2,000 SF of residential use in the Obed Baker House, plus a new 3,000 SF commercial building, that would conform to the FMUOD requirements. If a proposal called for 2,000 SF of commercial use in the Obed Baker House, plus a new 3,000 SF residential building, that would not conform to the FMUOD requirements.
- If a proposal calls for the town's Zoning Bylaw and Map to be amended to include the property within the Upper Story Residential Overlay (USROD), then there is no strict percentage of how much floor area can be residential and how much can be commercial. Under USROD, the ground floor of each structure, including the Obed Baker House and any new building(s), must be commercial and the upper stories must be residential.
- Q5 I notarized the Price Proposal. Is there a requirement to notarize the Non Price Proposal?
- A5 The RFP does not require the Non Price Proposal to be notarized.



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**II. ADDENDUM 02 RECEIPT ACKNOWLEDGEMENT FORM**

**Adaptive Reuse of the Obed Baker House  
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Signature \_\_\_\_\_

Name \_\_\_\_\_  
(Please Print)

Title \_\_\_\_\_

Company \_\_\_\_\_

Date \_\_\_\_\_