

ADDENDUM

COMMUNITY DEVELOPMENT DEPARTMENT

TO: All Potential Bidders

SUBJECT: Addendum to the 1609 4th Street RFP

DATE: 03/17/2026

This Addendum is issued to clarify questions and provide additional information regarding the 1609 4th Street RFP. The following items shall be considered part of the contract documents.

Questions & Responses

1.1 Conceptual Apartment Layouts

Question: Are we expected to create conceptual apartment layouts for the residential conversion?

Response: No. Conceptual apartment layouts are **not required**. The assessment should identify building-level deficiencies and code considerations that would impact a potential residential conversion, but detailed unit layouts are outside the scope of this RFP.

1.2 Costing Format for Residential & Institutional Conversions

Question: For residential and institutional conversion costs, is it acceptable to list major building upgrades as separate line items and unit-level upgrades as a single per-square-foot cost? Are unit-level upgrades expected? **Response:** Yes. It is acceptable to provide major building upgrades as separate line items and unit-level improvements as a per-square-foot cost. Unit-level upgrade detail is **not required**, but a reasonable per-square-foot allowance should be included to support high-level feasibility analysis.

1.3 Institutional Occupancy Requirements

Question: For institutional occupancy, are there any specific program requirements we should consider?

Response: No specific program requirements have been established. The assessment should identify general building-level deficiencies and code implications associated with a typical institutional occupancy under current IBC classifications.

1.4 Site Access During Daycare Operations

Question: Will the daycare operation be open during our time on site, and if so, what are the restrictions for access? **Response:** Yes. The daycare is expected to be operational during site visits. Access will be coordinated with the operator, and certain areas may have restricted entry during active childcare hours. All site visits must be scheduled in advance, and all personnel must comply with on-site safety and security protocols.

1.5 Property Ownership

Question: Who owns the property? **Response:** The property is owned by the **City of Rock Island**.

1.6 Building Age

Question: What are the approximate ages of the structures? **Response:** Building 1 and Building 2 were constructed in different periods. Firms should assume the buildings are several decades old and may contain systems or materials typical of older construction from the 1970's.

2. Acknowledgment of Addendum

All firms submitting proposals must acknowledge receipt of this Addendum by including the following statement in their submission:

“We acknowledge receipt of Addendum No. 1 for the Comprehensive Building Assessment RFP for 1609 4th Street, Rock Island, IL, and have incorporated its requirements into our proposal.”

Failure to acknowledge this Addendum may result in the proposal being deemed non-responsive.