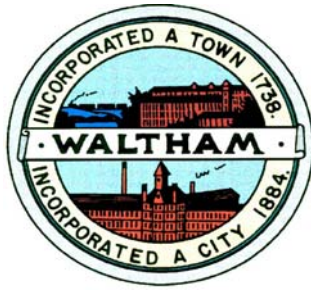


# The City of Waltham



**Invites  
Interested Parties  
To propose the best offer and or bid  
For the service or product herewith described:**

**Real Estate Services for the Showings, Bidding and Sale of 24 Condominium Units at the Former Banks  
Elementary School (Separate Request for Proposals)**

**The bid opening will be held: Thursday November 21, 2013 at 10:00 AM**

**Site Inspection and Briefing will be held: Thursday November 14, 2013 at 10:00 AM  
(Meet at 948 Main Street)**

*Phone: 781-314-3244, Fax: 781-314-3245*

# Table of Contents:

- Invitation to Bid.....3
- Intent of the Project.....5
- Agreement.....7
- Instructions.....10
- General Conditions.....14
- Specifications.....18
- Compliance.....20
- Plan of Each Floor.....8
- Bid Price.....27

# **Invitation to Bid**

# The City of Waltham Purchasing Department

## REQUEST FOR BID (RFB)

Under the rules of M.G.L. Chapter 30B, the Purchasing Agent of the City of Waltham hereby requests sealed bids for:

Real Estate Services for the Showing, Bidding, and Sale (by Request for Proposal) of 24 Condominium Units at the Former Banks Elementary School, 948 Main Street, Waltham MA

Price Proposals will be received at the office of the Purchasing Agent, City Hall, 610 Main Street, Waltham MA 02452, until,

**The bid opening will be held: Thursday November 21, 2013 at 10:00 AM**

At which time and place the bids will be publicly opened and read.

**Site Inspection and Briefing will be held: Thursday November 14, 2013 at 10:00 AM**

*(Meet at 948 Main Street)*

Specifications and information available on line by visiting the Waltham Purchasing Department web site at [www.city.waltham.ma.us/open-bids](http://www.city.waltham.ma.us/open-bids)

**BIDS MUST BE SIGNED AND ENCLOSED IN A SEALED ENVELOPE AND MARKED BID FOR:**

### **Banks School Real Estate Services**

If the Bidder is a corporation, state your correct corporate name and State of incorporation. If Bidder is a partnership, state names and addresses of partners. If Bidder is a trust or other legal entity, state correct names and addresses of trustees or names and address of those legally authorized to bid and enter into contracts.

**EXCEPTION OR ALTERNATES TO SPECIFICATIONS, TERMS OF SALE, AND DISCOUNTS AVAILABLE, MUST BE INCLUDED IN THE BID PRIOR TO OPENING DATE.**

**Inspection of Premises: Prospective Bidders will have an opportunity to view Banks School on Thursday November 14, 2013 at 10:00 AM (Meet at 948 Main Street). Bidders are to meet at property on time and date**

# **Intent of Project**

The City of Waltham wishes to engage a Licensed Real Estate Broker with expertise in Residential Sales for the showing, bidding, and sale of 24 Condominium Units (by separate request for proposals) at the former Banks Elementary School. The City is required to use a public bidding process for the sales pursuant to Mass General Laws Chapter 30B.

**Each unit will be sold separately for the market value of each unit. The Broker shall sell each unit based on the conditions, if any, established by the City.**

The licensed real estate broker will be a liaison with the City's Purchasing Agent to coordinate the responses to bids, showing the units, sale of the units, and to perform all usual functions of a real estate broker with regard to the same including, but not limited to, review of bid responses, obtaining smoke detector certificates, attendance at buyers' inspections, entertaining information requests from buyers' financial lender, obtaining 6(d) certificates, obtaining final water readings, attendance at closing, and processing any necessary paper work.

# **AGREEMENT**

**AGREEMENT**

**CITY OF WALTHAM**

**ARTICLE 1.** This agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 2013 by and between the CITY OF WALTHAM, party of the first part, hereinafter called the CITY, by its MAYOR, and

\_\_\_\_\_

\_\_\_\_\_

hereinafter called the BROKER.

**ARTICLE 2.** Witnesseth, that the parties to this agreement, each in consideration of the agreement on the part of the others herein contained, do hereby agree, the CITY OF WALTHAM for itself, and said Broker for his heirs, executors, administrators and assigns as follows:

To provide Real Estate Services for the showing, bidding and sale of 24 condominium units (by separate request for proposals) at the former Banks Elementary School and to do and perform all work in strict conformity with the provisions of this Contract and of the Notice to Bidders, Bid, hereto annexed by reference. The said Notice to Bidders, Bid, and Project Manual, are hereby made a part of this contract as fully and to the same effect as if the same had been set forth at length and incorporated in the contracts.

**ARTICLE 3.** In consideration of the foregoing premises, the CITY agrees to pay and the BROKER agrees to receive as full compensation for everything furnished and done by the BROKER under this contract, including all work related to the items herein mentioned.

The date for the final completion of the project is when the city sells all 24 units.

This Agreement entered into as of the day and year first written above.



**CITY OF WALTHAM, MASSACHUSETTS**

**FOR THE CITY**

\_\_\_\_\_  
Jeannette A. McCarthy, MAYOR,  
City of Waltham  
Date: \_\_\_\_\_

\_\_\_\_\_  
John B. Cervone, City Solicitor  
Date: \_\_\_\_\_

APPROVED AS TO FORM ONLY

\_\_\_\_\_  
Patrick Powell, Acting Building Department Director  
Date: \_\_\_\_\_

\_\_\_\_\_  
Joseph Pedulla, Purchasing Agent  
Date: \_\_\_\_\_

\_\_\_\_\_  
Paul Centofanti, Auditor  
Date: \_\_\_\_\_

I CERTIFY THAT SUFFICIENT FUNDS  
ARE AVAILABLE FOR THIS CONTRACT

**FOR THE COMPANY**

\_\_\_\_\_  
BROKER (Signature),  
Date: \_\_\_\_\_

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

# Instructions

## INSTRUCTIONS FOR BIDDERS

1. **READ ALL DOCUMENTS.**

Bidders should familiarize themselves with all the documents contained herein; it is mandatory that all Bids be in compliance with all the provisions contained in said documents.

2. **FORMS AND ATTACHMENTS.**

Bids are to be completed on the forms provided ONLY and enclosed in a sealed envelope marked on the outside "BID (title)" and the name and address of bidder. Attachments submitted in addition to the Waltham Purchasing Department produced forms may not be considered.

3. **PRINTED OR TYPED RESPONSE.**

All information must be typewritten or printed in ink, including the price the bidder offers in the space as provided on the bid form.

4. **CORRECTIONS.**

Bids that are submitted containing cross outs, white outs or erasures, will be rejected. All corrections or modifications to the original bid are to be submitted in a separate envelope, properly marked on the outside, "CORRECTION/ MODIFICATION TO BID (title)" and submitted prior to the bid opening.

**ALL DOCUMENTS SUBMITTED WITH YOUR RESPONSE WILL BE INCORPORATED INTO THE CONTRACT.**

5. **PRICE IS ALL INCLUSIVE.**

Bid prices shall encompass everything necessary for furnishing all items, materials, supplies or services as specified, and in accordance with the specifications, including proper packing, cost of delivery, and in the case of services, completion of same, as per specifications.

6. **EXPLANATIONS, EXCEPTIONS**

Explanations, exceptions or other information pertinent to the specifications may be made in writing and included in the same envelope with the bid.

7. **WITHDRAW.**

A Bid may be withdrawn by written request prior to the schedule for the Bid Opening. No withdrawals are permitted after the bid opening date and time. Withdrawals after the bid opening date will cause the forfeit of the bid Deposit.

8. **AWARD.**

Bids will be awarded not later than (90) ninety days after the scheduled bid opening date, unless otherwise stated, in the specifications. Unless otherwise specified, bids will be evaluated on the basis of, completeness of your RFP response, responsiveness, responsibility, best price and experience.

9. **AWARD CRITERIA.**

Qualified and responsive proposals will be evaluated based on Price, Technical, and Compliance requirements.

10. **DISCOUNTS.**

Discounts for prompt payments will be considered when making awards.

11. **TAX EXEMPT.**

Purchases by the City of Waltham is exempt from any Federal, State or Massachusetts Municipal Sales and/or Excise Taxes.

12. **ACTIVE VENDOR LIST.**

Vendors who wish to remain on the Active Bid List must either submit a Bid, No Bid, or a letter requesting same, no later than the Official Bid Opening. This is applicable to those vendors who have received the Invitation to Bid.

13. **FUNDS APPROPRIATION.**

**THE CONTRACT OBLIGATION ON BEHALF OF THE CITY IS SUBJECT TO PRIOR APPROPRIATION OF MONIES FROM THE GOVERNMENTAL BODY AND AUTHORIZATION BY THE MAYOR.**

14. **THE AWARDING AUTHORITY RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS, OR ANY PART OF ANY BID, WHICH IN THE OPINION OF THE AWARDING AUTHORITY, IS IN THE BEST INTERESTS OF THE CITY OF WALTHAM.**

15. **THE TAX ATTESTATION CLAUSE, CERTIFICATION OF NON-COLLUSION AND THE CERTIFICATE OF VOTE AUTHORIZATION**, are required by statute and are an integral part of the Invitation for Bid and must be completed and signed by the person submitting the Bid, or by the person/persons who are officially authorized to do so. Failure to do so may disqualify the bid.
16. **MODIFICATION**.  
No agreement, understanding, alteration or variation of the agreement, terms or provisions herein contained shall bind the parties, hereto unless made and executed in writing by the parties hereto.
17. **PAYMENT**.  
Payments for work done under this Contract shall be made only after the Contractor has signed a statement under the penalty of perjury, certifying that he has completed the work described in the final estimate. Payments shall be made to the successful vendor 20 days from the date of each real estate closing.
18. **ASSIGNMENT**.  
Neither party hereto shall assign this Contract or sublet it in part or as a whole without the prior written consent of the other party hereto. The Broker shall not assign any sum or sums due or becoming due to him hereunder without the prior written consent of the City.
19. **SINGLE VENDOR**.  
The Waltham Purchasing Department desires to award a single contract based on the Grand Total Price. However, where applicable, the City reserves the right to make multiple awards on a unit price basis if, in the opinion of the Waltham Purchasing Department, it is in the best interest of the Waltham Purchasing Department.
20. **CHANGE ORDERS**.  
Change orders are not effective until, if, as and when signed by the Mayor and no work is to commence until the change orders are fully executed.
21. **BID OPENING INCLEMENT WEATHER**  
If, at the time of the originally scheduled bid opening, City Hall is closed to inclement weather or another unforeseeable event, the bid opening will be extended until 2:00 PM on the next normal business day. Bids will be accepted until that date and time.

# **GENERAL CONDITIONS**

## GENERAL CONDITIONS

**1. INFORMATION**

All information shall come from the Office of the City Purchasing Agent. The Broker shall inquire at this office for any information needed. Wherever the words “or equal as approved” are used, it is to be understood that the opinion of the City Purchasing Agent shall govern.

**2. SUITS**

The Broker shall assume defense of and shall indemnify and hold the City and its agents harmless from all suits and claims against the City and its sub-contractors arising from the use of any invention, patent right labor or employment, or from any act of omission or neglect of the Broker, its agents, employees or any subcontractor in performing the work, under this contract.

**3. LAWS AND REGULATIONS**

The Broker shall conform to all the applicable rules, regulations, laws and ordinances of the City of Waltham, the Commonwealth of Massachusetts, the United States of America and all agencies having jurisdiction over this contract.

**4. PROTECTION OF PROPERTY**

The Broker shall take all proper precautions to protect the City’s property from damage and unnecessary inconvenience. Any City property damaged by the Broker in carrying out the provisions of this contract shall be restored to its original condition, by and at the expense of the Contractor.

**5. PROTECTION OF PERSONS**

The Broker shall take all proper precautions to protect persons from injury, unnecessary inconvenience, and shall be responsible for his failure to do so. The Broker agrees to hold the City harmless from any and all liabilities of every nature and description, which may be suffered through bodily injury, including death, to any person, by reason of negligence of the Broker, his agents or employees, or any subcontractor.

**6. CONTRACT DURATION.**

This contract is for the period required to complete the project. Project completion is defined as of the date the City sells all 24 units.

**7. PERSONNEL**

The Broker shall employ a competent supervisor and all properly licensed personnel necessary to perform the services required in this contract. The City Purchasing Agent shall have the right to require the Broker to remove and/or replace any of the personnel for nonperformance or for unprofessional behavior. The City Purchasing Agent may require the broker to submit a weekly progress report to the Purchasing Agent. The Broker or his supervisor shall be available to respond as required by the City Purchasing Agent.

**8. MATERIALS**

The City or its Agent reserves the right to approve or reject any supplies, material or equipment used by the Broker. The Broker agrees to replace any supplies, material or equipment used by the Broker. The Broker agrees to replace any rejected supplies, materials or equipment, to the satisfaction of the City or its Agents.

**9. TERMINATION OF CONTRACT**

This contract may be terminated by the City upon deliverance to the Broker of a five-day written notice of said termination.

**10. CONTRACT OBLIGATIONS**

Contract obligations on behalf of the City are subject to the appropriation of funds to cover the contract obligation.

**11. BIDDER EXPERIENCE EVALUATION**

Each bidder shall submit with his bid, all the information relative to their experience and qualifications in performing the work required under this contract and shall have been in business for a minimum of five (5) years, in order for their bid to be considered.

**12. NOT-TO-EXCEED AMOUNT**

The bid amount proposed in your company's response is a "not-to- Exceed" amount unless the City makes changes, in writing, to the scope of work to be performed. The Change Order must be signed and approved by the City's Purchasing Agent, City Auditor, Law Department and the Mayor prior to the commencement of the change order work. No work is to begin until the proper approvals have been obtained. A change order will be priced at the unit price. Failure to comply with this procedure



will result in the cancellation of the contract and the non-payment of services provided.

**13. BREACH OF CONTRACT/ NON PERFORMANCE**

If the Broker shall provide services in a manner, which is not to the satisfaction of the City, the City may request that the Broker refurnish services at no additional cost to the City until approved by the City. If the Broker shall fail to provide services, which are satisfactory to the City, the City in the alternative may make any reasonable purchase or Contract to purchase services in substitution for those due from the Broker. The City may deduct the cost of any substitute Contract for nonperformance of services together with incidental and consequential damages from the Contract price and shall withhold such damages from sums due or to become due to the Broker. If the damages sustained by the City exceed sums due or to become due, the Broker shall pay the difference to the City upon demand. The Broker shall not be liable for any damages sustained by the City due to the Broker's failure to furnish services under the terms of this Contract if such failure is in fact caused by the occurrence of a contingency the nonoccurrence of which was a basic assumption under which this Contract was made, including a state of war, embargoes, expropriation of labor strike or any unanticipated federal, state or municipal governmental regulation of order, provided that the Broker has notified the City in writing of such cause within seven (7) days after its occurrence.

**14. RIGHT TO AUDIT**

The City of Waltham has the right to review and audit documents related to this contract. This right extends to any subcontractor, supplier or other entity used by the prime contractor to fulfill the obligations under this contract.

**15. CITY ORDINANCE. APPROVAL OF CONTRACTS BY MAYOR, SEC. 3-12 OF THE CITY ORDINANCES.**

All contracts made by any department, board or commission where the amount involved is two thousand dollars (\$2,000) or more shall be in writing, and no such contract shall be deemed to have been made or executed until the approval of the Mayor is affixed thereto. Any construction contract shall, and all other contracts may, where the contract exceeds five thousand dollars (\$5,000) be required to be accompanied by a bond with sureties satisfactory to the Mayor.

# Specifications

Copies of this solicitation can be found at [www.city.waltham.ma.us/open-bids](http://www.city.waltham.ma.us/open-bids). The broker is not expected to produce additional specification for this project. The selected broker is expected to become completely knowledgeable of the project. The broker is also expected to provide clarification, assistance and modifications to prospective buyers.

The Broker shall provide assistance during the bid process in the form of answering technical questions, posed by prospective bidders, for the preparation, by the Purchasing Department, of addenda. It is also required of the broker to participate in the bid opening, check references, check buyer's financial ability to purchase and work with buyer's attorney and/or bank or lender attorney. The broker shall also attend all necessary pre-bid and sales meetings.

Real estate brokers help their clients to buy and sell residential and commercial properties. Some brokers specialize in selling one type of property, while others sell all types. Brokers handle the business details required to get a property listed and paid for, and then they pay the agents a commission for each property that they sell. Brokers have many marketing tools they can use to give their properties much more exposure than they would be able to get on their own. And because they know their local real estate market so well, brokers are able to offer advice on pricing and other factors that can impact the successful sale of a property.

The broker represents that it has secured, at its own expense, all personnel required for the performance of the services under this agreement. All personnel engaged in such services shall be fully qualified to perform such services. Unless expressly authorized in the Scope of Services none of the work or services shall be subcontracted without the prior written approval of the City

# Compliance

(Please provide your company's service appropriate qualifications  
along with the documents in this section)

## Compliance

The compliance documents in this section must be completed, signed and returned **with your bid package.**

### Purchasing Department

City of Waltham  
610 Main Street  
Waltham, MA 02452

Failure to submit the completed documents will cause the disqualification of the proposal.

### Section Index

	Check when Complete
• Non-collusion form and Tax Compliance form.....	_____
• Corporation Identification Form.....	_____
• Certificate of Vote Authorization.....	_____
• Certificate of Insurance (showing all limits of WC &GL).....	_____
• Three (3) References.....	_____
• Debarment Certificate .....	_____
• <b>Your company's Qualifications</b> .....	_____

Your Company's Name: \_\_\_\_\_

Service or Product Bid \_\_\_\_\_

**NOTE:** Failure to submit any of the required documents, in this or in other sections, with your bid response package may cause the disqualification of your proposal.

**NON-COLLUSION FORM AND TAX COMPLIANCE FORM**

**CERTIFICATE OF NON-COLLUSION**

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity or group of individuals. The undersigned certifies that no representations made by any City officials, employees, entity, or group of individuals other than the Purchasing Agent of the City of Waltham was relied upon in the making of this bid

\_\_\_\_\_  
(Signature of person signing bid or proposal)      Date

\_\_\_\_\_  
(Name of business)

---

**TAX COMPLIANCE CERTIFICATION**

Pursuant to M.G.L. c. 62C, & 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

\_\_\_\_\_  
Signature of person submitting bid or proposal      Date

\_\_\_\_\_  
Name of business

**NOTE**

Failure to submit any of the required documents, in this or in other sections, with your bid response package may cause the disqualification of your proposal.

**CERTIFICATE OF VOTE OF AUTHORIZATION**

Date:

I \_\_\_\_\_, Clerk of \_\_\_\_\_ hereby certify that at a meeting of the Board of Directors of said Corporation duly held on the \_\_\_\_\_ day of \_\_\_\_\_ at which time a quorum was present and voting throughout, the following vote was duly passed and is now in full force and effect:

VOTED: That \_\_\_\_\_ (*name*) is hereby authorized, directed and empowered for the name and on behalf of this Corporation to sign, seal with the corporate seal, execute, acknowledge and deliver all contracts and other obligations of this Corporation; the execution of any such contract to be valid and binding upon this Corporation for all purposes, and that this vote shall remain in full force and effect unless and until the same has been altered, amended or revoked by a subsequent vote of such directors and a certificate of such later vote attested by the Clerk of this Corporation.

I further certify that \_\_\_\_\_ is duly elected/appointed \_\_\_\_\_ of said corporation

SIGNED:

(Corporate Seal)

\_\_\_\_\_  
Clerk of the Corporation:

Print Name: \_\_\_\_\_

---

**COMMONWEALTH OF MASSACHUSETTS**

County of \_\_\_\_\_

Date:

Then personally appeared the above named and acknowledged the foregoing instrument to be their free act and deed before me, \_\_\_\_\_

Notary Public;

My Commission expires: \_\_\_\_\_

## CORPORATION IDENTIFICATION

The bidder for the information of the Awarding Authority furnishes the following information.

**If a Corporation:**

Incorporated in what state \_\_\_\_\_

President \_\_\_\_\_

Treasurer \_\_\_\_\_

Secretary \_\_\_\_\_

Federal ID Number \_\_\_\_\_

**If a foreign (out of State) Corporation** – Are you registered to do business in Massachusetts?

Yes \_\_\_\_\_, No \_\_\_\_\_

If you are selected for this work you are required under M.G.L.ch. 30S, 39L to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, a certificate stating that you Corporation is registered, and furnish said certificate to the Awarding Authority prior to the award.

**If a Partnership: (Name all partners)**

Name of partner \_\_\_\_\_

Residence \_\_\_\_\_

Name of partner \_\_\_\_\_

Residence \_\_\_\_\_

**If an Individual:**

Name \_\_\_\_\_

Residence \_\_\_\_\_

**If an Individual** doing business under a firm's name:

Name of Firm \_\_\_\_\_

Name of Individual \_\_\_\_\_

Business Address \_\_\_\_\_

Residence \_\_\_\_\_

Date \_\_\_\_\_

Name of Bidder \_\_\_\_\_

By \_\_\_\_\_

Signature

\_\_\_\_\_

Title

Business Address \_\_\_\_\_ (POST OFFICE BOX NUMBER NOT ACCEPTABLE)

City \_\_\_\_\_ State \_\_\_\_\_ Telephone Number \_\_\_\_\_ Today's Date \_\_\_\_\_



**PROVIDE THREE (3) SERVICE APPROPRIATE REFERENCES**

1. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

2. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

3. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

**NOTE**

**Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.**

**DEBARMENT CERTIFICATION**

In connection with this bid and all procurement transactions, by signature thereon, the respondent certifies that neither the company nor its principals are suspended, debarred, proposed for debarment, declared ineligible, or voluntarily excluded from the award of contracts, procurement or non procurement programs from the Commonwealth of Massachusetts, the US Federal Government and /or the City of Waltham. "Principals" means officers, directors, owners, partners and persons having primary interest, management or supervisory responsibilities with the business entity. Vendors shall provide immediate written notification to the Purchasing Agent of the City of Waltham at any time during the period of the contract of prior to the contract award if the vendor learns of any changed condition with regards to the debarment of the company or its officers. This certification is a material representation of fact upon which reliance will be placed when making the business award. If at any time it is determined that the vendor knowingly misrepresented this certification, in addition to other legal remedies available to the city of Waltham, the contract will be cancelled and the award revoked.

---

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_, State \_\_\_\_\_, Zip Code \_\_\_\_\_

Phone Number (\_\_\_\_) \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Signed by Authorized Company Representative:

\_\_\_\_\_

Print name \_\_\_\_\_

Date \_\_\_\_\_

# **BID PRICE FORM**

**(Follows)**

## Price Sheet

My company proposes to complete the services described within this document for the **FLAT, Not-To-Exceed fee of:**

Fee \$ \_\_\_\_\_

---

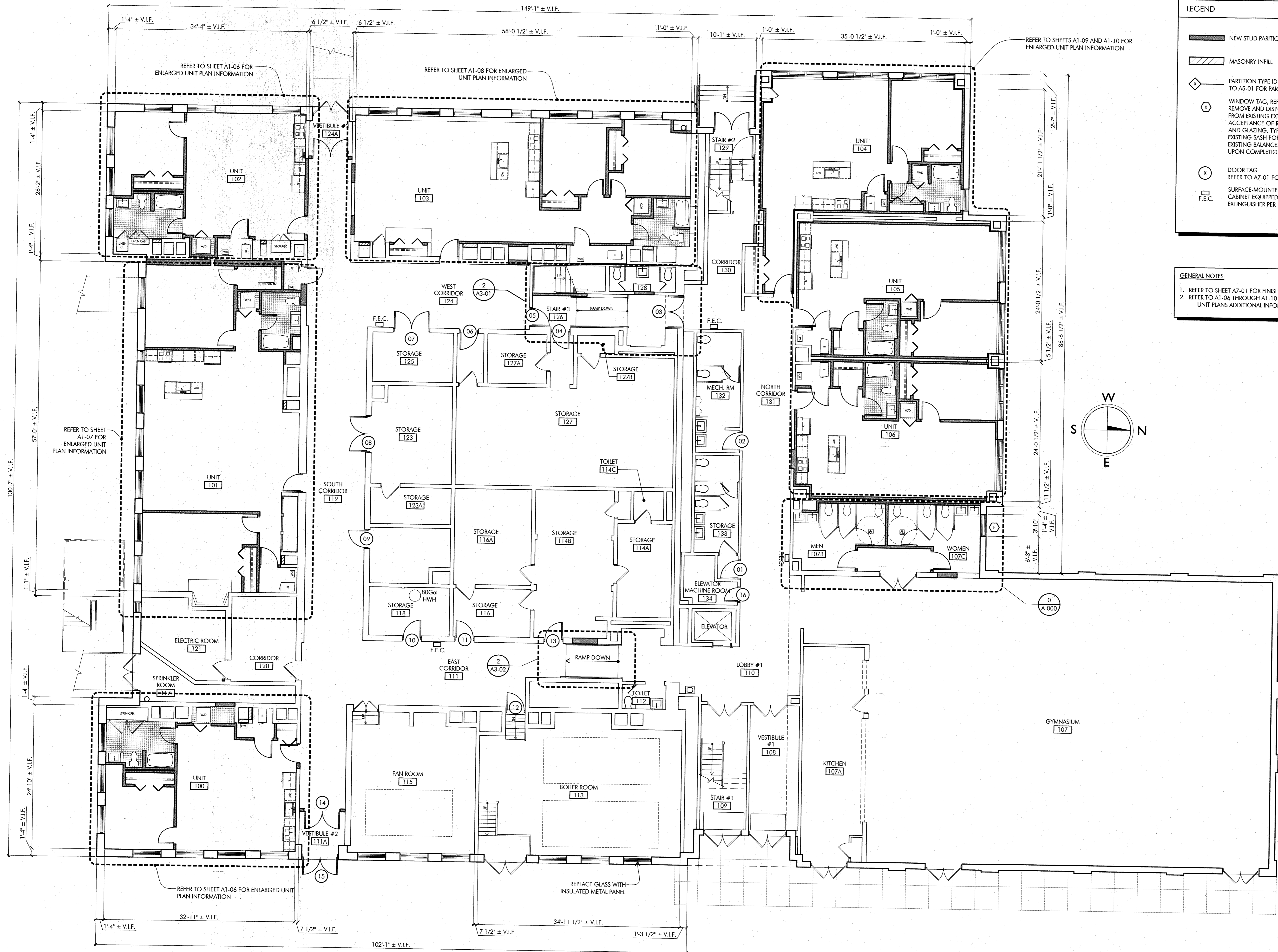
Company: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

# Floor Plans



**LEGEND**

- NEW STUD PARTITION
- MASONRY INFILL
- PARTITION TYPE IDENTIFICATION. REFER TO A5-01 FOR PARTITION TYPE DETAILS.
- WINDOW TAG, REFER TO A6-01. REMOVE AND DISPOSE OF ALL LEXAN FROM EXISTING EXTERIOR WINDOWS FOR ACCEPTANCE OF REPLACEMENT GLASS AND GLAZING. TYPICAL REMOVE ALL EXISTING SASH FOR REPLACEMENT OF ALL EXISTING BALANCES, AND REINSTALL UPON COMPLETION.
- DOOR TAG REFER TO A7-01 FOR DOOR SCHEDULE
- SURFACE-MOUNTED FIRE EXTINGUISHER CABINET EQUIPPED WITH TYPE A-2 FIRE EXTINGUISHER PER NFPA-10

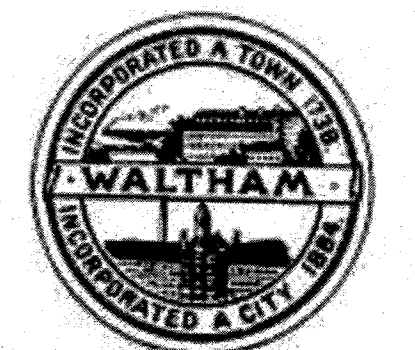
**GENERAL NOTES:**

1. REFER TO SHEET A7-01 FOR FINISH SCHEDULE
2. REFER TO A1-06 THROUGH A1-10 FOR ENLARGED UNIT PLANS ADDITIONAL INFORMATION



250 DORCHESTER AVENUE  
 BOSTON, MA 02127  
 P: (617) 268-8977  
 F: (617) 464-2971  
 cbi@cbiconsultinginc.com  
 www.cbiconsultinginc.com

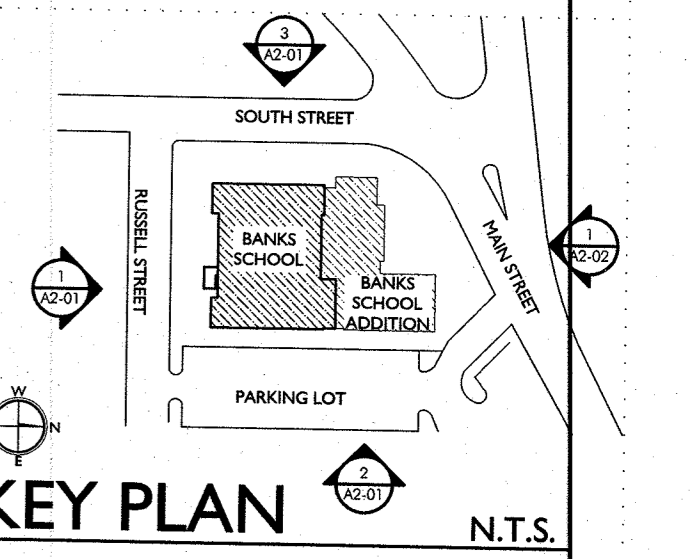
**PHASE III  
 RENOVATIONS TO  
 THE FORMER  
 BANKS SCHOOL  
 ELDERLY HOUSING  
 CONDOMINIUMS**  
 948 MAIN STREET  
 WALTHAM, MA



**CITY OF  
 WALTHAM**  
 CITY HALL  
 610 MAIN STREET  
 WALTHAM, MA

Drawing Title:

**FIRST FLOOR  
 PLAN**



Revisions:

**PERMIT SET**

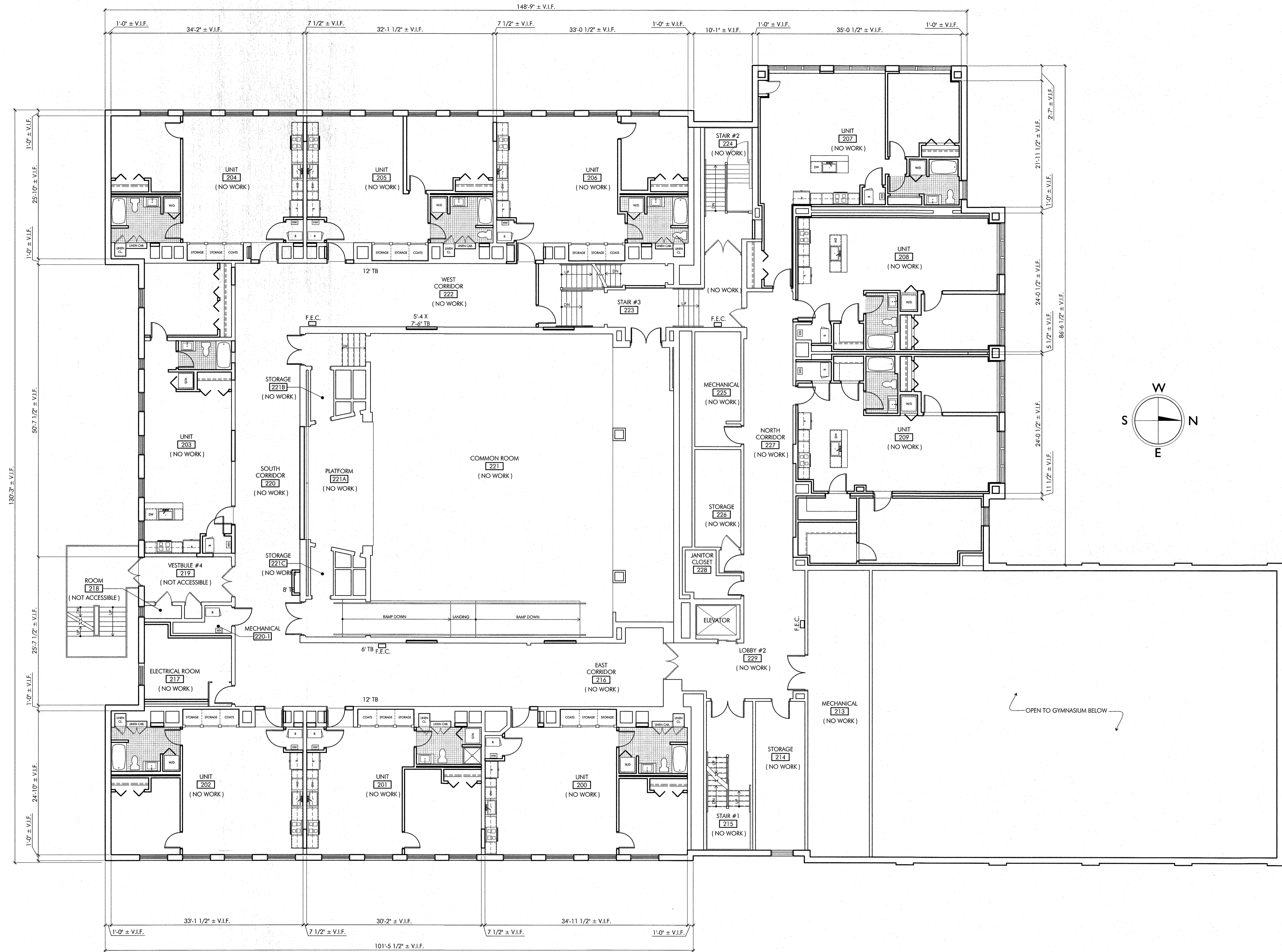
Date: 02-04-2011  
 Project Number: 10023-A  
 Project Manager: SAW  
 Drawn By: HJB  
 Scale: 1/8"=1'-0"

**A1-01**

P:\2010\0025-A\Sheet1\FLOOR (Phase 3)\10023-A A1-01.dwg Feb 04, 2011 - 12:02 pm SWATCHORN

**1 FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

P:\2010\10025-A\10025-A-1-02.dwg, Feb 04, 2011, 12:02 pm, SWATCHORN

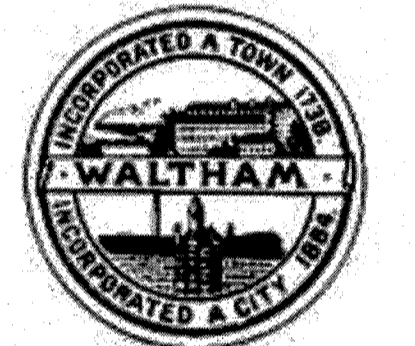


1 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



250 DORCHESTER AVENUE  
BOSTON, MA 02127  
P: (617) 268-8977  
F: (617) 464-2971  
cbi@ciconsultinginc.com  
www.ciconsultinginc.com

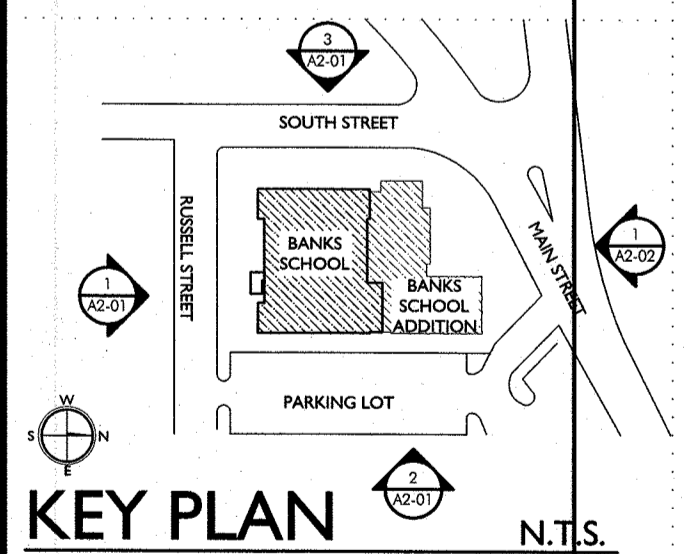
PHASE III  
RENOVATIONS TO  
THE FORMER  
BANKS SCHOOL  
ELDERLY HOUSING  
CONDOMINIUMS  
948 MAIN STREET  
WALTHAM, MA



CITY OF  
WALTHAM  
CITY HALL  
610 MAIN STREET  
WALTHAM, MA

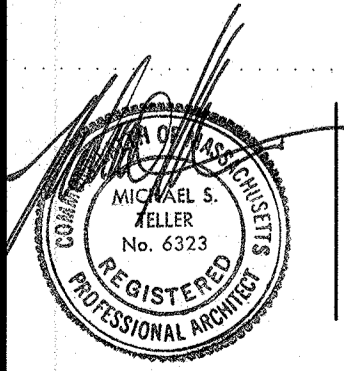
Drawing Title:

SECOND FLOOR  
PLAN



Revisions:

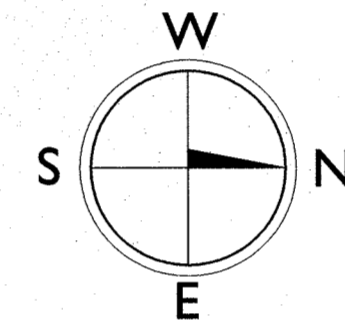
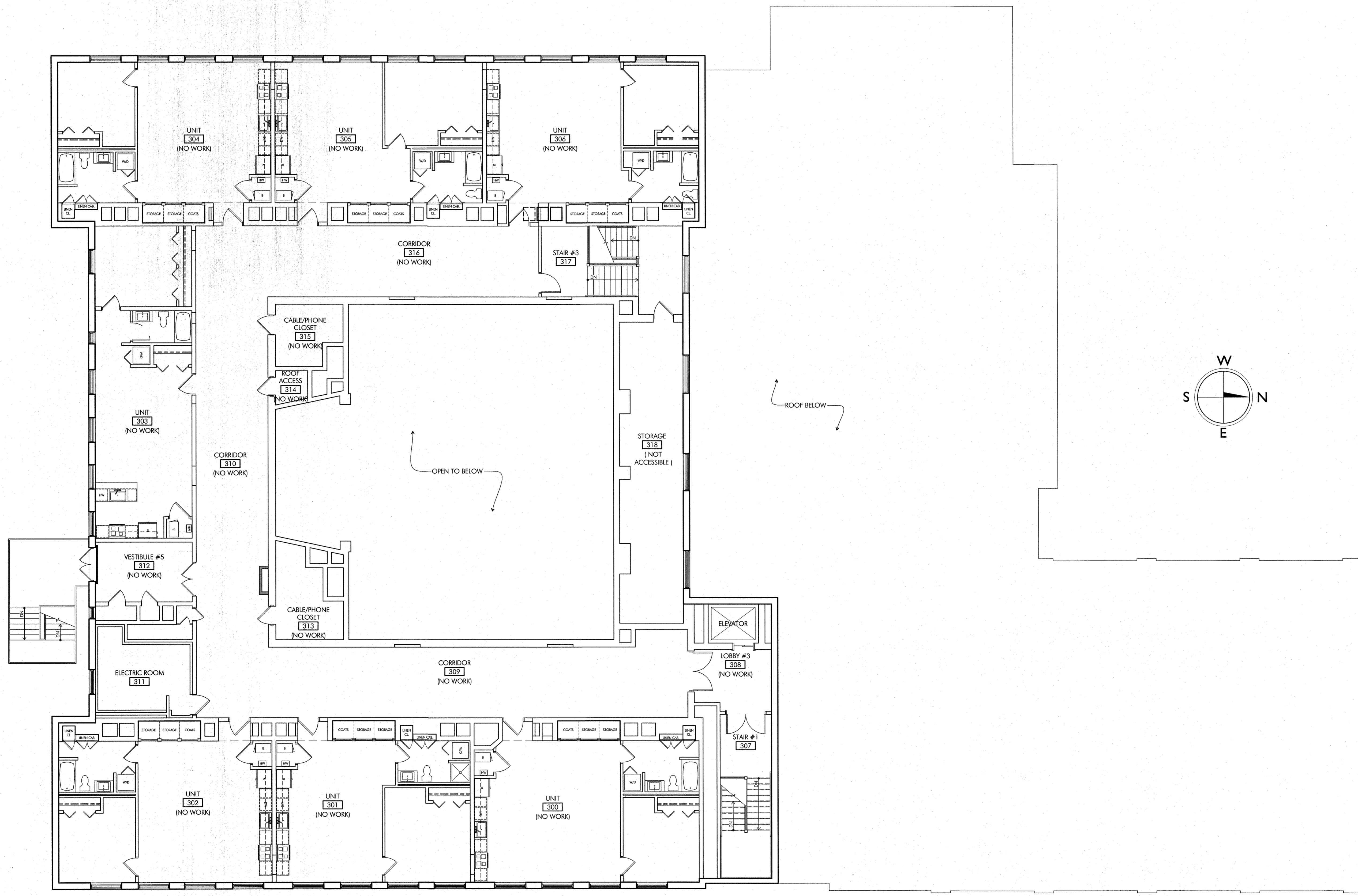
PERMIT SET



Date: 02-04-2011  
Project Number: 0025-A  
Project Manager: SAW  
Drawn By: MJB  
Scale: 1/8"=1'-0"

A1-02

PS01010025-A1-Sheet11-FLOOR (Phase 3) 10025-A AI-03.dwg Feb 04, 2011 - 12:03 pm SWATCHORN



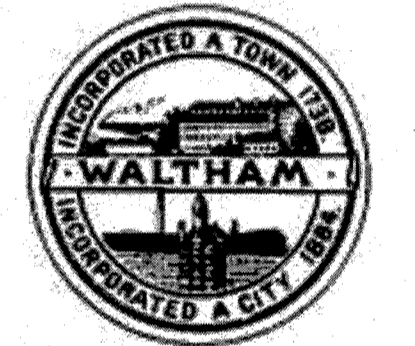
1 THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"



**CBI**  
CONSULTING INC.

250 DORCHESTER AVENUE  
BOSTON, MA 02127  
P: (617) 268-8977  
F: (617) 464-2971  
cbi@cbiconsultinginc.com  
www.cbiconsultinginc.com

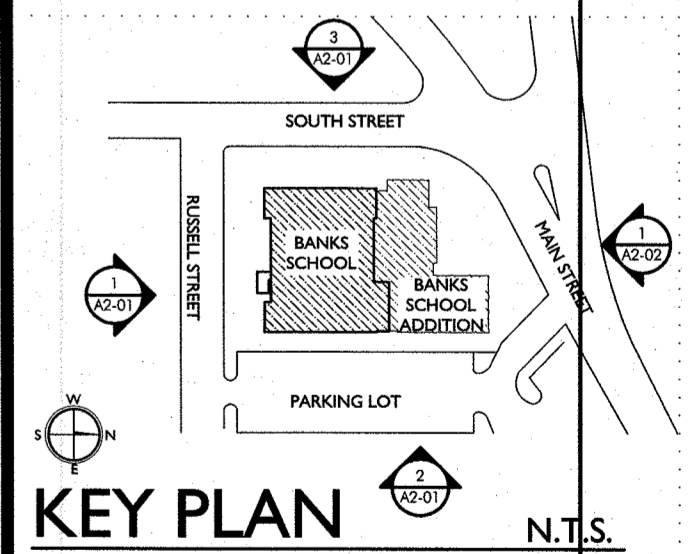
**PHASE III  
RENOVATIONS TO  
THE FORMER  
BANKS SCHOOL  
ELDERLY HOUSING  
CONDOMINIUMS**  
948 MAIN STREET  
WALTHAM, MA



**CITY OF  
WALTHAM**  
CITY HALL  
610 MAIN STREET  
WALTHAM, MA

Drawing Title:

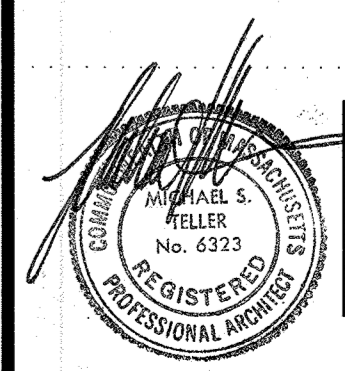
**THIRD FLOOR  
PLAN**



**KEY PLAN** N.T.S.

Revisions:

**PERMIT SET**



Date: 02-04-2011  
Project Number: 0025-A  
Project Manager: SAW  
Drawn By: MJB  
Scale: 1/8"=1'-0"

**AI-03**