

THE CITY OF WALTHAM
MASSACHUSETTS

PURCHASING DEPARTMENT

**SALE OF 1 CONDOMINIUM,
THE NATHANIEL AT BANKS SQUARE CONDOMINIUM
948 MAIN STREET**

ADDENDUM NO. 1

October 3, 2016

CHANGES, CORRECTIONS AND CLARIFICATIONS

The attention of bidders submitting proposals for the above subject project is called to the following addendum to the specifications. The items set forth herein, whether of omission, addition, substitution or clarification are all to be included in and form a part of the proposal submitted.

THE NUMBER OF THIS ADDENDUM (NO. 1) MUST BE ACKNOWLEDGED AS RECEIVED IN THE BID PRICE SHEET

ITEM 1: DELETE, INSERT AND REPLACE

- 1. Please DELETE page 1 in the current bid document and REPLACE with the following Page 1.**
- 2. Please DELETE Appendix O in the current bid document and REPLACE with the following Appendix O**
- 3. Please INSERT IN Appendix N in the current bid document the attached unit 209 floor plan**
- 4. DELETE the present Listing Sheet on page 11 and REPLACE with the following One.**
- 5. INSERT the following Storage Y drawing for unit 209.**
- 6. INSERT the following Bid Price sheet after the unit 103 bid price sheet.**
- 7. INSERT the following Unit 209 Pictures after page 12.**

END OF ADDENDUM 1

October, 2016

CITY OF WALTHAM
REQUEST FOR PROPOSALS
SALE OF CONDOMINIUM (2 UNITS)
THE NATHANIEL AT BANKS SQUARE CONDOMINIUM
948 MAIN STREET
WALTHAM, MASSACHUSETTS

I Introduction

The City of Waltham (Seller) is currently offering for sale, "as is", Two **TWO-BEDROOM MARKET RATE** condominiums, **UNIT 103 AND UNIT 209** at the building known as 948 Main Street, Waltham, Massachusetts as generally identified on the Site Plan attached hereto as Appendix A and Appendix B. The former Banks elementary school was converted into 24 units: 7 on the first and third floors and 10 on the second floor. See Appendix L for Key Plans for First, Second and Third Floors. See attached Appendix M for Square Footage of the Unit and Appendix N for the Unit Plan. There is also a gymnasium with handicap accessible bathrooms and a kitchen. On the second floor, there is a large community room with a stage. Each individual unit has separate HVAC, individual washer/dryer units, new kitchens and one bath. There are separate deeded storage units on the first floor. See attached Listing Sheet for designation of storage unit, Appendix O for the Table of Storage Spaces and Appendix P Plans of Storage Spaces. There are also two deeded parking spaces included with each unit. See Appendix D2. The building contains 21 market rate units and 3 affordable units. There are 21 one-bedroom units and 3 two-bedroom units.

The City has installed an individual basic security system in all the first floor units.

See attached Listing Sheet detailing unit number, floor number, number of bedrooms, square footage of the unit, storage unit designation, storage square footage, parking space designation, the total square footage, the list price, percentage interest and condo fee.

Seniors and veterans are encouraged to apply. There will be some local preference for Proposers/Bidders/Buyers who are owner occupied, seniors over 62 and/or are U.S. Veterans.

Since the law requires sealed bid proposals for public real estate, it is important that a bidder submits his/her/their highest best offer for each unit as negotiation is not permitted with sealed bids.

II Building and Site Information

The property consists of 63,418 sq. ft. of land, more or less. (The George Washington Stone on Main Street and the land appurtenant thereto will be excepted from any deed.)

The building consists of approximately 40,390 sq. ft. on three floors.

THE NATHANIEL AT BANKS SQUARE CONDOMINIUMS
948 MAIN STREET
WALTHAM, MASSACHUSETTS

STORAGE SPACES

UNIT	STORAGE SPACE	SQUARE FOOTAGE	FLOOR
103	L	55	1
209	Y	70	1

APPENDIX O



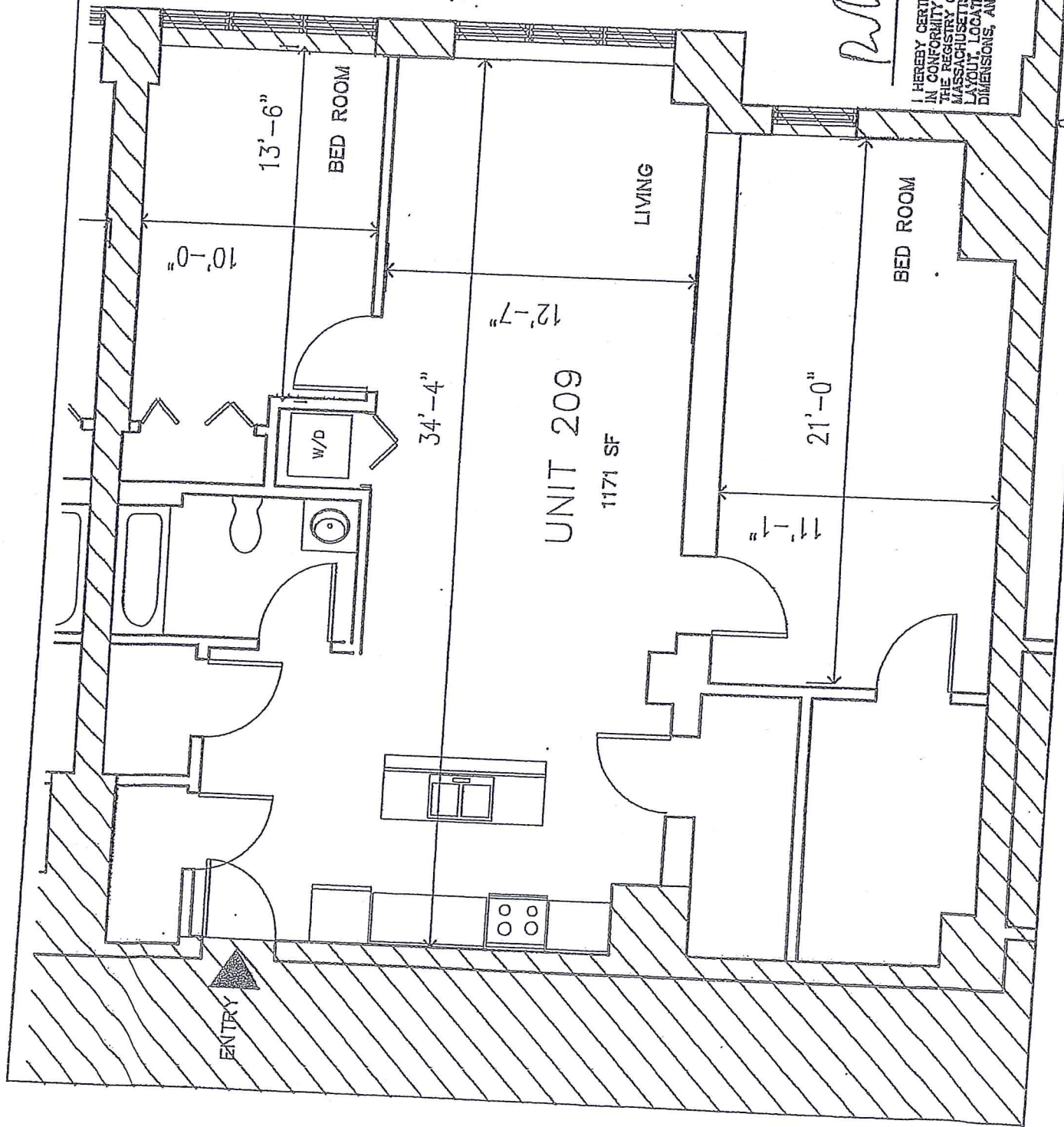
UNIT NO. 209
1171 SF

BANKS SCHOOL CONDOMINIUMS
948 MAIN STREET
WALTHAM, MA

Robert Livermore

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS AND THAT THIS PLAN FULLY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, UNIT MAIN ENTRANCE, DIMENSIONS, AND APPROXIMATE AREA AS BUILT.

10/1/14



Appendix M.

THE NATHANIEL AT BANKS SQUARE CONDOMINIUMS
LISTING SHEET

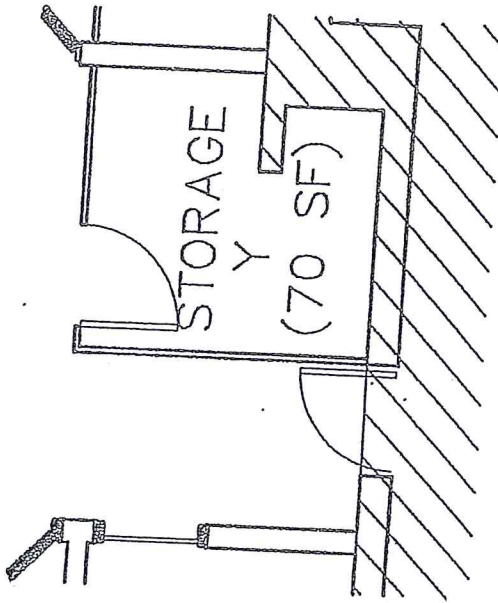
Unit	Floor	# BR	SF	Storage	SF	Parking	TOTAL SF	List Price	% interest	monthly condo fee**
Group 1 - Two Bedroom Units										
103	1	2	1,308	L	55	22, 25	1,363	\$400,000	5.80%	\$344.50
209	2	2	1,171	Y	70	21, 26	1,241	\$375,000	5.44%	\$323.11

NOT APPLICABLE

* Affordable units which will have restriction on deed as well as income limits and requires pre-qualification by 2 p.m. September 6, 2016 by city of Waltham Housing Division, 119 School St., 781-314-3380. See Affordable Home Buyer Opportunities Pre-Qualification Application (Appendix Q) in RFP.

**condo fee includes master insurance, water & sewer, refuse removal, plowing, landscaping, reserves, common area utilities and common area

N/A



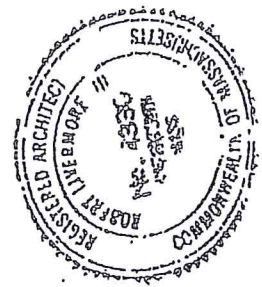
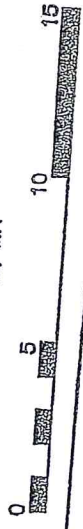
Robert Lieberkorn

STORAGE UNIT Y
70 SF

BANKS SCHOOL CONDOMINIUMS
94B MAIN STREET
WALTHAM, MA

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE REGULATIONS OF THE BOARD OF REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS AND THAT THIS PLAN FULLY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, UNIT MAIN ENTRANCE, DIMENSIONS, AND APPROXIMATE AREA AS BUILT.

10/11/14



UNIT # 209
948 MAIN STREET
BID PRICE SHEET

1. Proposer's Bid Price (insert on Line 1) Line 1 \$ _____

2. Bid Financing

a. All cash Amount \$ _____

b. Mortgage

Amount of Mortgage \$ _____ Amount of Cash \$ _____

3. Closing Date (From date of Award)

(check applicable)

45 days _____

60 days _____

Other Date (Insert date with reason) _____

4. Intended Use

Residential _____ (Must be checked)

TOTAL BID PRICE (Insert price from Line 1) Line 1 \$ _____

If you are bidding on more than one unit, but you intend to purchase only one, please list in order of priority from high to low your preference.

Unit Preference 1 # _____

Unit Preference 2 # _____

I/We Recognize Receipt of Addenda #: _____, _____, _____, _____, _____.

Unit 209

