

THE CITY OF WALTHAM
MASSACHUSETTS

PURCHASING DEPARTMENT

**SALE OF 3 CONDOMINIUMS,
THE NATHANIEL AT BANKS SQUARE CONDOMINIUM
948 MAIN STREET**

ADDENDUM NO. 1

August 16, 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 14 in the current bid document and REPLACE with the following attachment number 1.**
- 2. Please DELETE pages 12 and 51 in the current bid document and REPLACE with the following attachment number 2.**
- 3. INSERT the following attachment number 3 after page 22 of the bid document.**
- 4. INSERT the following attachment number 4 after page 71 of the bid document.**
- 5. Please DELETE page 74 in the current bid document and REPLACE with the following attachment number 5.**
- 6. INSERT the following attachment number 6 after page 76 of the bid document**

END OF ADDENDUM 1



Unit 105

INSERT AFTER
PAGE 14
⑪

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
Group 2 - One Bedroom Affordable Unit*										
106*	1	1	780	A	120	2, 47	900	\$235,000	3.41%	\$202.54
Group 3 - One Bedroom Unit										
105	1	1	777	B	87	11, 36	864	\$275,000	3.99%	\$2,844.00

* 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

DELETE PAGES 12 & 51
AND REPLACE
W/ THIS LISTING
SHEET (2)

UNIT # 105
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 \$ _____

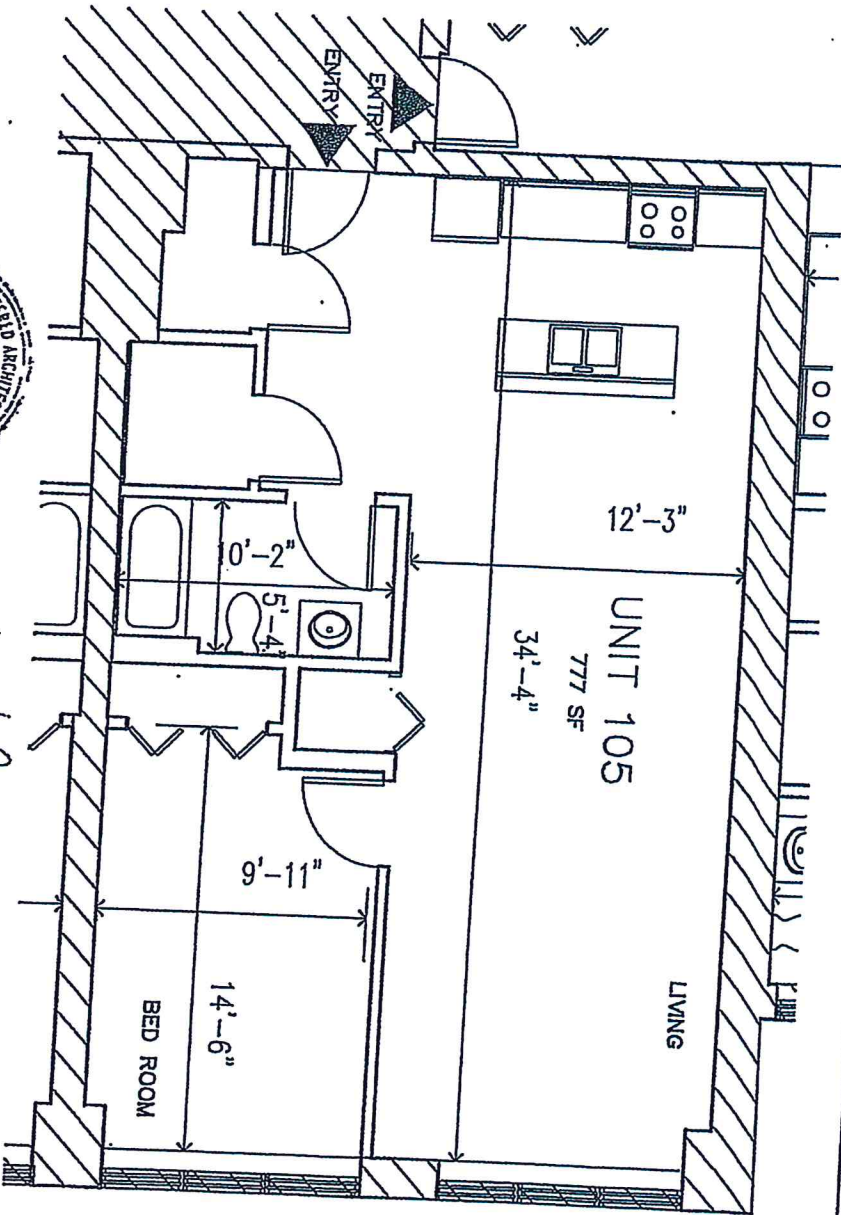
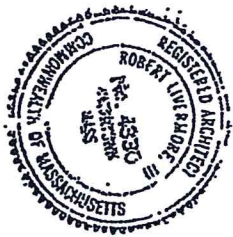
If you are bidding on more than one unit, but you intend to purchase only one, please list in order of priority from high to low your preference.

Unit Preference 1 # _____

Unit Preference 2 # _____

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

INSERT AFTER
PAGE 22
3



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

Robert L. Blaine

10/1/14

BANKS SCHOOL CONDOMINIUMS
948 MAIN STREET
WALTHAM, MA

UNIT NO. 105
777 SF



INSERT AFTER
PAGE 71
④

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

STORAGE SPACES

UNIT	STORAGE SPACE	SQUARE FOOTAGE	FLOOR
106*	A	120	1
103	L	55	1
209	Y	70	1
105	B	87	1

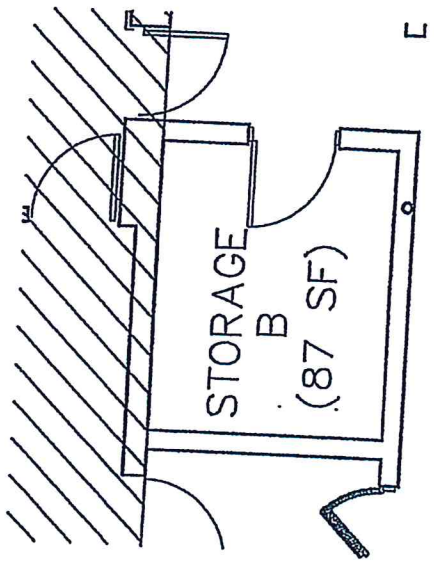
*Affordable Unit

APPENDIX O

DELETE PAGE 74
AND REPLACE W/
THIS PAGE - (5)

ADD THIS PAGE
AFTER PAGE 76.

6



STORAGE UNIT B

87 SF

BANKS SCHOOL CONDOMINIUMS
94B MAIN STREET
WALTHAM, MA

Robert...

I HEREBY CERTIFY THAT THIS IS AN AS-BUILT DRAWING PREPARED
IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERED ARCHITECTS 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

