

REQUEST FOR PROPOSALS

PROPERTY LOCATED AT 102 TRIMOUNT AVENUE, WALTHAM, MA

I. INTRODUCTION

The City of Waltham (City) is offering **FOR SALE** the property located at 102 Trimount Avenue, Waltham, MA (premises). The land and building is being sold in **as-is condition**. For a further description of the premises, see Middlesex South District Registry of Deeds, Book 72412, Page 305.

II. SITE INFORMATION

The area of the land on which the single-family home is located contains approximately 4,000 square feet, 0.092 acres of land. The building is a five-room ranch house, built about 1974. See Attached Assessor Card. The property is located in a Residence A-3 District. City Atlas R 032 005 0034. The City makes no representations or warranties regarding the condition of the land or building. Nor does the City make any representation(s) regarding what permits or approvals may be required from City Departments/Boards/Commissions.

III. REQUIRED TERMS AND CONDITIONS

- a. The successful bidder will be required to maintain the site as a single-family property. If the successful bidder intends to demolish the existing building and erect a new single-family, the new single-family dwelling must be in conformity with the current surrounding neighborhood.
- b. The successful bidder will be responsible for any demolition, construction, site work, or repairs required on-site.
- c. All bidders will be required to make a deposit in the amount of \$5,000.00 cash or bank check at the time of submission of the proposal. Within 45 days, the successful bidder will be required to pay the balance by bank check, cash, or bank attorney's IOLTA check.
- d. The successful bidder shall be responsible to obtain a title search of the property, at its sole cost and expense.
- e. The successful bidder may at its sole cost and expense have an inspection of the property done within 10 days of acceptance of its bid. If the successful bidder does not notify the City within said 10-day period of its desire to withdraw its bid, then the successful

bidder will be required to perform all of the other obligations herein. If the successful bidder withdraws within the 10 day period, the \$5,000.00 deposit will be returned to him/her/them.

IV. SUBMISSION REQUIREMENTS

- a. All proposals must be delivered to the Office of the Purchasing Agent, City Hall, 610 Main Street, Waltham, MA, no later than **October 7 2020 at 10:00 a.m.**
- b. All proposals shall be in sealed envelopes marked "Proposal for 102 Trimount Avenue, Waltham."
- c. All proposals which are not received at the Purchasing Agent's office by the date and time specified shall be rejected.
- d. Each proposal must include a completed disclosure of beneficial interest form which complies with the requirements of G.L.M. c. 7 sec. 40J and a completed affidavit of non-collusion.
- e. Each proposal must include the total amount of the offer for the property. **A minimum bid amount has been set at \$245,000.00**
- f. Each proposal must include a description of the plans for which the property is to be used, including plans for new construction or rehabilitation of the existing property.
- g. Each proposal must include a financial statement, commitment letter or other evidence of the bidder's ability to meet its financial obligation with respect to purchase and rehabilitation or new construction on-site.

The City reserves the right to request additional documentation and may independently verify information provided.

V. EVALUATION CRITERIA

All proposals shall be evaluated based on the following criteria:

- a. Submission Requirements: All proposals must be properly submitted and contain all of the completed documents and forms as set forth in IV - Submission Requirements. The Purchasing Agent shall determine if the Submission Requirements have been satisfied. The Purchasing Agent shall refer all proposals that meet the Submission Requirements to the Evaluation Committee, as expanded upon below in Vb.

b. Comparative Evaluation Criteria: An Evaluation Committee, consisting of one representative from the Housing Office, Planning Department and Building Department will evaluate all proposals referred to it by the Purchasing Agent. The Evaluation Committee's review will be based upon the proposals in terms of proposed use, total amount of the bid and the financial capability of the bidder. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of:

1. Proposed Use (10.00%)

Each proposal shall be given a score of 1 to 5 (with 5 being the highest score) based upon the extent that the proposed use will be for single-family home only, and, in conformity with the surrounding neighborhood. It is the City's desire that any new construction conform to the current character of the neighborhood. The City reserves the right to reject any proposal or plans that it determines in its sole discretion do not conform to the current character of the neighborhood.

2. Total Amount of the Bid (80.00%)

The total amount of the bid will be evaluated on a scale of 1 to 5 (with 5 being the highest score) based upon the price which the bidder is willing to pay for the premises.

3. Financial Capability of the Bidder (10.00%)

The Evaluation Committee will determine the financial capability of the bidder to purchase the premises. Each proposal will be given a score of 1 to 5 (with 5 being the highest score). The stronger the financial capability, the higher the points will be given.

c. Evaluation

Once points are established for the proposed use, total amount of the bid and financial capability of the bidder, the Evaluation Committee will weigh these criteria listed above. The Evaluation Committee will then make a recommendation to the Mayor and City Council who shall identify the most advantageous proposal.

VI. MISCELLANEOUS

1. The City reserves the right to reject any and all proposals.

2. Any sale must be approved by the Mayor and the City Council.
3. The time for closing on the sale shall be within 45 days following the award.
4. **A VIRTUAL Meeting to review the property will be on September 17 2020 at 10:00 AM. ZOOM linking information will be found at the end of this document and in the city web site.** Interested parties are encouraged to become acquainted with the property by driving by the property before the RFP due date.
5. **A VIRTUAL Meeting to record the Bid Opening will be held October 7, 2020 from 10:00 a.m. ZOOM linking information will be found at the end of this document and in the city web site.** Interested parties are encouraged to participate.

All questions regarding this RFP should be submitted in writing to the Purchasing Agent who will maintain questions and responses in a notebook available to all prospective bidders in his office at 610 Main Street, Waltham, MA. **Last day for written questions: 12:00 noon September 18, 2020 via e-mail only to jpedulla@city.waltham.ma.us.**

Central Register – Acquisition or Disposition of Real Property

Authority:

City of Waltham
610 Main Street
Waltham, MA
(781-314-3242)

Description of Property:

102 Trimount Avenue
Waltham, MA
0.092 acres, 4,000 Sq. Feet
w/single family residence

Proposal Deadline:

**October 7, 2020 by 10:00
a.m.**

Estimated Value, Source of Valuation

\$ 245,000.00 based on the land
appraisal by Waltham Board of
Assessors.

Additional Information:

The City plans to sell the parcel. The use will be limited to a single-family home and must be in conformity with the current existing neighborhood.

The successful bidder will be responsible for any demolition, rehabilitation, and site work at the parcel.

Copies of the Request for Proposals are available at www.city.waltham.ma.us/bids

1-0

[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 12 TL 144737

JUDGMENT IN TAX LIEN CASE

City of Waltham

vs.

Samuel Clayman, Trustee of the Clayman Family Trust, Edith Clayman, Trustee of the Clayman Family Trust



Bk: 72412 Pg: 305 Doc: JUD
Page: 1 of 1 04/02/2019 02:50 PM

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the City of Waltham in Middlesex County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	03/13/2009	52540	487		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST
Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: January 28, 2019

STATE TAX FORM 301

INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS

City of Waltham

OFFICE OF THE COLLECTOR OF TAXES



Bk: 62540 Pg: 487 Doc: TAKE
Page: 1 of 1 04/08/2009 10:18 AM

I, Thomas J. Magno, Collector of Taxes for the City of Waltham, pursuant and subject to the provisions of General Laws, Chapter 60, Sections 53 and 54, hereby take for said City the following described land:

DESCRIPTION OF LAND

[The description must be sufficiently accurate to identify the premises and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.]

About 4,000.00 Square Feet of Land and Building on 102 TRIMOUNT AVE Described in Book 23856 Page 124-125 Middlesex South Registry of Deeds and Described by Key # 113665 of Assessor's Records FY 2008 Tax.

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to THE CLAYMAN FAMILY TRUST, for the year 2008, which were not paid within fourteen days after demand therefor made upon THE CLAYMAN FAMILY TRUST, on 05/15/2008, and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to take said land given as required by law.

2008 TAXES REMAINING UNPAID	\$2,098.21
INTEREST TO THE DATE OF TAKING	\$112.40
INCIDENTAL EXPENSES AND COSTS TO THE DAY OF TAKING.....	\$100.00
SUM FOR WHICH LAND IS TAKEN.....	\$2,310.61

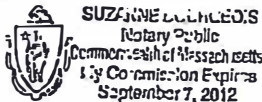
WITNESS my hand and seal this Friday, March 13, 2009
Thomas J. Magno
Collector of Taxes for the City of Waltham.

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, 03/13/2009

Then personally appeared the above named Thomas J. Magno and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes, before me, *Suzanne L. Luchessa*

My commission expires..... Notary Public - Justice of the Peace



....., at.....o'clock and.....minutes.....M.

Received and entered with.....Registry of Deeds, Book....., Page..... Document No. Certificate of Title No.

Attest: Register

This instrument was recorded at the request of:

WESLEY G. DAVIS, P.C.
11011 S. 48th St., Ste. 107
Phoenix, AZ 85044

52

The recording official is directed to return
this instrument or a copy to the above person.

Space Reserved for Recording Information.

WARRANTY DEED

Effective Date: May 1, 1993	County and State Where Located: Middlesex County, Massachusetts
Grantor (Name, Address, Zip Code):	Grantee (Name, Address, Zip Code):

EDITH D. CLAYMAN
4762 E. Ute Court
Phoenix, AZ 85044

SAMUEL CLAYMAN and EDITH
CLAYMAN, trustees of THE CLAYMAN
FAMILY TRUST, effective May 1, 1993
4762 E. Ute Court
Phoenix, AZ 85044

Subject Real Property (Address or Location): 102 Trimount Avenue Waltham, MA 02154	Proofed by Person Whose Initials Appear at Right:
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Subject Real Property (Legal Description): **CONSIDERATION:** \$0 - Transfer to Grantor
Revocable Living Trust

Lot No. 578 as shown on a plan entitled "Mount Lake Villa" dated March, 1922 recorded with Middlesex District Registry of Deeds, Plan Book 308, Plan 32, being bounded and described as follows:

- WESTERLY: Forty and 03 one-hundredths feet (40.03') by Trimount Avenue;
 - NORTHERLY: One Hundred feet (100') by Lots 577, 576 and 575 as shown on said plan;
 - EASTERLY: Forty and three one-hundredths feet (40.03') by Lot 572 on said plan;
 - SOUTHERLY: One Hundred feet (100') by Lot 579 on said plan.
- Containing 4,000 square feet more or less according to said plan.

For our title see Deed of Angelo D. Azzulino to us dated March 29, 1974 and recorded in the Middlesex South Registry of Deeds, Book 12608, Page 250.

SUBJECT TO all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, conveyances, conditions, restrictions, obligations and liabilities as may appear of record.

It is the intention of the Grantors that this property is and shall be held by Trustees as our community property.

The names and addresses of the beneficiaries of the Grantee trust and the identity of that trust have been disclosed in that certain *Certificate of Trustee's Power and Authority and Abstract of Trust* which is recorded in Middlesex County, Massachusetts, at recording number B23207 P024 - 031.

MSD 11/03/93 11:39:30 572 25.02

Pre-Bid Briefing Zoom Linking Information

Joe Pedulla is inviting you to a scheduled Zoom meeting.

Topic: Pre-Bid Briefing - SALE OF 102 TRIMOUNT AVE - 3RD ISSUE

Time: Sep 17, 2020 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91082812065?pwd=N0o2WC9NVTIINEFSUjJ3eGlvTG5lQT09>

Meeting ID: 910 8281 2065

Passcode: 316595

One tap mobile

+13017158592,,91082812065#,,,,,0#,,316595# US (Germantown)

+13126266799,,91082812065#,,,,,0#,,316595# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 910 8281 2065

Passcode: 316595

Find your local number: <https://zoom.us/u/a7qz7NW8Z>

Bid Opening Zoom Linking Information

Joe Pedulla is inviting you to a scheduled Zoom meeting.

Topic: BID OPENING - SALE OF 102 TRIMOUNT AVE - 3RD ISSUE

Time: Oct 7, 2020 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95598583022?pwd=WEIJM3JibmU2UmJiejJaQyt2aEhSz09>

Meeting ID: 955 9858 3022

Passcode: 241458

One tap mobile

+13126266799,,95598583022#,,,,,0#,,241458# US (Chicago)

+19292056099,,95598583022#,,,,,0#,,241458# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 955 9858 3022

Passcode: 241458

Find your local number: <https://zoom.us/u/ada64WnQ79>