

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 **August 26, 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 \$362,500.00**
- 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 August 12, 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 August 26 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 August 13, 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:

**August 26, 2020 by 10:00
a.m.**

Estimated Value, Source of Valuation

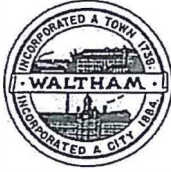
\$ 362,500.00 based on appraisal by
Waltham Board of Assessors.

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



City of Waltham
MASSACHUSETTS
BOARD OF ASSESSORS

Assessors
FRANCIS P. CRAIG, CHAIR
ROBERT S. MCGOVERN
BERNADETTE VAZQUEZ

MEMORANDUM

TO: Jeannette McCarthy, Mayor
FROM: Francis P. Craig, Chair
DATE: March 10, 2020
RE: Valuation of 102 Trimount Ave

Mayor

In order to prepare for the sale of 102 Trimount Avenue, a field review of the property was undertaken. It was determined that the FY 2020 valuation was based upon the single family home being in "average" condition. In fact, the building is in "very poor" condition. Accordingly, the physical condition factor was adjusted to reflect the very poor condition and the resulting valuation of the property is \$362,500.00.

Please find attached hereto, the revised property card reflecting the condition under the "Depreciation" section and the resulting "Total Assessed: \$362,500.00. Feel free to contact me should there be any questions.


Frank Craig

Enclosure

R032 005 0034
Map Block Lot

1 of 1 RESIDENTIAL
CARD

TOTAL ASSESSED: 362,500
!113665!

City of Waltham



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		TRIMOUNT AVE, WALTHAM

OWNERSHIP

Owner 1: CITY OF WALTHAM
Owner 2:
Owner 3:
Street 1: 610 MAIN ST
Street 2:
Twn/City: WALTHAM
SUProv: MA Cntry: Own Occ:
Postal: 02452-5552 Type:

PREVIOUS OWNER

Owner 1: CITY OF WALTHAM -
Owner 2: -
Street 1: 610 MAIN ST
Twn/City: WALTHAM
SUProv: MA Cntry: Own Occ:
Postal: 02452-5552

NARRATIVE DESCRIPTION

This Parcel contains 4,000 SQ. FT. of land mainly classified as MUNICPL with a(n) RANCH Building Built about 1974, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms Total, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U	1	TYPICAL
o				t	2	SEWER
n				i		
Census:		Exmpt				
Flood Haz:						
D	0	test		Topo	1	LEVEL
s				Street	41	41
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	All Class %	Spec Land	J Code	Fact	Use Value	Notes
903	MUNIC PL		400	0	SQ. FT	SITE		0	18.	3.400	N	3								244,800					244,800	12.11

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	117,700		4000 .00	244,800	362,500		113665 GIS Ref
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: 209.20 /Parcel: 209.20							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	EX	168,900	0	4,000	244,800	413,700	413,700	Year End Rdl	11/20/2019
2020	903	FV	168,900	0	4,000	244,800	413,700	413,700	Year End Roll	1/8/2020
2020	101	NC	168,900	0	4,000	244,800	413,700	413,700	Year End Roll	11/8/2019
2019	101	EX	145,100	0	4,000	230,700	375,800	375,800	Year End Roll	11/27/2018
2019	101	FV	145,100	0	4,000	230,700	375,800	375,800	Year End Roll	1/4/2019
2019	9	101	NC	0	4,000	224,300	369,400	369,400	Year End Roll	10/15/2018
2018	101	EX	127,300	0	4,000	213,500	340,800	340,800	Year End Roll	11/28/2017
2018	101	FV	127,300	0	4,000	213,500	340,800	340,800	Year End Roll	12/5/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CITY OF WALTHAM	72412-305		4/2/2019	INVOLVED GVT		No	No			Property taken through tax lien, fo
	23856-124-12		11/3/1993	OTHER		Yes	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2015	MEASURED	406	ROBBIE MCLAU
4/11/2005	MEASURED	338	BOB O'CONNOR

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.09183 Total SF/SM: 4000.00 Parcel LUC: 903 MUNICPL Prime NB Desc: N3 Total: 244,800 Spl Credit: Total: 244,800

EXTERIOR INFORMATION

Type: 19 - RANCH
Sty Ht: 1 - 1 story
(Liv) Units: 1 Total: 1
Foundati on: 01 - CONCRETE
Frame: 01 - WOOD
Prime Wall: 02 - CLAPBOARD
Sec Wall: %

Roof Struct: 01 - GABLE
Roof Cover: 01 - ASPHALT
Color: BLUE
View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
Year Bilt: 1974 Eff Yr Bilt:
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod: Lump Sum Adj:

INTERIOR INFORMATION

Avg HWFL: STD
Prim Int Wal: 02 - PLASTER
Sec Int Wall: %
Partition: T - TYPICAL
Prim Fl Doors: 03 - HARDWOOD
Sec Floors: %

CALC SUMMARY

Bsmnt Fir: 12 - CONCRETE
Bsmnt Gar: Basic S / SQ: 125.00
Electric: 03 - TYPICAL Size Adj.: 1.25000000
Insulation: 02 - TYPICAL Const Adj.: 1.00000000
Int vs Ext: S Adj S / SQ: 156.250
Heat Fuel: 02 - GAS Other Features: 25000
Heat Type: 01 - FORCED H/A Grade Factor: 1.00
Heat Sys: 1 Neighborhood Inf: 1.00000000
% Heated: 100 % AC: LUC Factor: 1.00
Solar HW: NO Central Vac: NO Adj Total: 225868
% Com Wal % Sprinkled: Depreciation: 108191
Depreciated Total: 117677

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size	Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath: 1 Rating: Average
A Bath: Rating:
3/4 Bath: Rating:
A 3/4 Bath: Rating:
1/2 Bath: Rating:
A HBth: Rating:
Other Fix: Rating:

OTHER FEATURES

Kits: 1 Rating: Average
A Kits: Rating:
Fprt: Rating:
WSFlue: Rating:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Ovrn:
Name:

DEPRECIATION

Phys Cond: VP - Very Poor 47.9%
Functionat: %
Economic: %
Special: %
Override: %
Total: 47.9%

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID R032 005 0034

WtA/SQ: AvRate: Ind Val:
Juris. Factor: Before Depr: 156.25
Special Features: 0 Val/Su Net: 59.81
Final Total: 117700 Val/Su Sz Adj: 129.06

COMMENTS

LOT # 578 102 TRIMOUNT AVE: 102 TRIMOUNT AVE. Property taken through tax lien. Right of redemption foreclosed by Land Court Judgement dated January 28, 2019..

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMS: 5 BRS: 3 Baths: 1 HB:

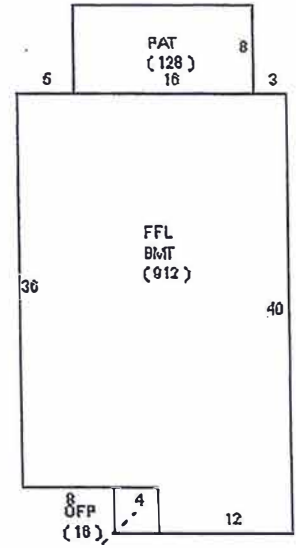
REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



SUB AREA

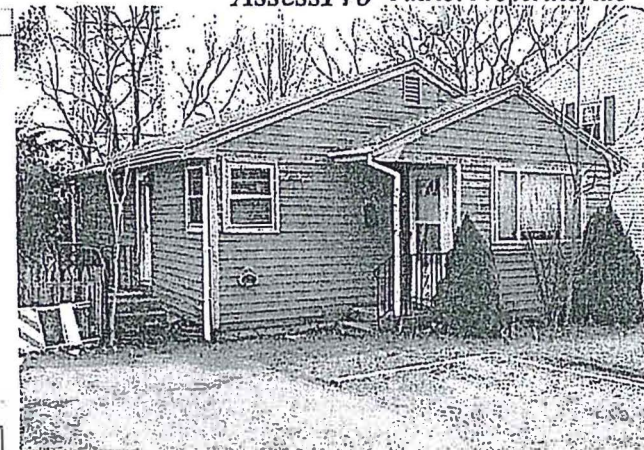
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	912	64.910	56,466
FFL	FIRST FLOOR	912	156.250	142,500
PAT	PATIO	128	10.360	1,326
OFF	OPEN PORCH	16	36.000	576

SUB AREA DETAIL

Sub Area	% Uabl	Descrp	Type	Qu	# Ten
BMT		100 RRM		90	

Net Sketched Area: 1,968	Total: 200,868
Size Adj: 912 Gross Area: 1968	FinArea: 1733

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:

1-0

[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

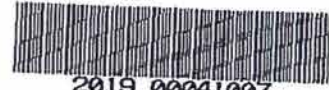
Case No.: 12 TL 144737

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

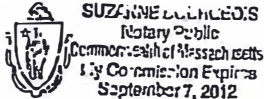
WITNESS my hand and seal this Friday, March 13, 2009
Thomas J. Magno
Collector of Taxes for the City of Waltham.

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

3 2 3 8 5 6 P 1 2 4

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):

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

Grantee (Name, Address, Zip Code):

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:

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 for the Sale of 102 Trimount Ave
Time: Aug 12, 2020 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/94163214897?pwd=MTNQeER3bmZjWUZnRDU4ZHAwZlp1UT09>

Meeting ID: 941 6321 4897

Password: 996829

One tap mobile

+13017158592,,94163214897#,,,,0#,,996829# US (Germantown)

+13126266799,,94163214897#,,,,0#,,996829# 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: 941 6321 4897

Password: 996829

Find your local number: <https://zoom.us/j/94163214897?pwd=MTNQeER3bmZjWUZnRDU4ZHAwZlp1UT09>

Bid Opening Zoom Linking Information

Joe Pedulla is inviting you to a scheduled Zoom meeting.

Topic: Bid Opening For the Sale of 102 Trimount Ave
Time: Aug 26, 2020 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/97948895779?pwd=YUIQbmFnRmR0blhOc0NhSzBrSzgrQT09>

Meeting ID: 979 4889 5779

Password: 146972

One tap mobile

+19292056099,,97948895779#,,,,0#,,146972# US (New York)
+13017158592,,97948895779#,,,,0#,,146972# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 979 4889 5779

Password: 146972

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