


Appendix 1: Cover Sheet Form

SOLICITATION, OFFER AND AWARD				
1. PROJECT NAME	2. TYPE OF SOLICITATION		3. DATE ISSUED	
Holborn Street Package NHI	<input type="checkbox"/> Invitation for Bids <input checked="" type="checkbox"/> Negotiated (RFP)	March 9, 2020		
4. ISSUED BY: City of Boston, Department of Neighborhood Development 26 Court Street, 11 th Floor Boston, MA 02108		5. ADDRESS OFFER TO: (If other than item 4)		
SOLICITATION				
6. SEALED OFFERS (original and 3 copies) will be received at the place specified in item 4 until 4:00 p.m. (EST) April 14, 2020 . CAUTION: Late submissions, Modifications, and Withdrawals: See Section 10. All offers are subject to all terms and conditions contained in this solicitation.				
7. For Information Contact:	7a. Name Anne Conway	7b. Telephone (617)- 635-0182	7c. Fax (617) 635-0383	7d. E-mail Anne.conway@boston.gov
OFFER				
8. In accordance with the terms of this RFP, the undersigned agrees, if this offer is accepted, to furnish any and all supporting documentation upon request by DND.				
OFFER PRICE:	\$ <u>400</u>	This is \$100 per parcel for the affordable homes plus the land price calculated for the Market-Rate homes in Appendix 2		
9. SUBMISSION CHECKLIST				
<input checked="" type="checkbox"/>	Cover Sheet Form (Appendix 1)	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Financials: Affordable Homes (Appendix 2)	<input checked="" type="checkbox"/> Y/N	Developer's Qualifications Statement included	
<input checked="" type="checkbox"/>	Key Construction Elements (Appendix 3)	<input checked="" type="checkbox"/> Y/N	Developers Qualification Statement included with a different NHI Package:	
<input checked="" type="checkbox"/>	Development Timetable (Appendix 4)			
<input checked="" type="checkbox"/>	My signature below signifies that I have read the Terms & Conditions as specified in Appendix 6 and that I will abide by those requirements should I be selected as developer under this Request for Proposals			
10. ADDRESS OF OFFEROR		11. Name and Title of Authorized Signatory (Print)		
<u>Willem Leveille</u> <u>1131 Hidden Ridge APT #1110</u> <u>Irving, TX 75038</u>		<u>Willem Leveille</u>		
		12. Signature		
		<u>Willem Leveille</u>		
13. Phone Number		14. Offer Date		
<u>617-230-2487</u>		<u>4/6/2020</u>		

Received DND - Holborn St.
 5/22/20
 Anne Conway

APPENDIX 2: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 1 For Market-Rate Financials

I. DEVELOPMENT BUDGET					
PROPERTY ADDRESS	15-15A Holborn	15-15A Holborn	17 Holborn	14-14A Holborn	ALL
HOUSE MODEL	Single Family Type	Two Family	Single Family Type	Two Family Type	This Page
GROSS SQUARE FOOTAGE	A2 1,865	Type B 2,994	A3 1,684	B 2,994	9,537
NET SQUARE FOOTAGE	1,432	1,924	1,225	1,924	6,505
1 LAND ACQUISITION	\$100	\$100	\$100	\$100	\$400
CONSTRUCTION					
2 Direct Construction Costs	\$253,800	\$291,400	\$245,300	\$301,400	\$1,091,900
3 Hard Cost Contingency	\$25,380	\$29,140	\$24,530	\$30,140	\$109,190
4 Allocation for potential soil remediation	\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
5 Other Contingency					\$0
6 Subtotal: Construction Expense	\$299,180	\$340,540	\$289,830	\$351,540	\$1,281,090
GENERAL DEVELOPMENT COSTS					
7 Survey/Siting & Permits	\$2,000	\$2,000	\$2,000	\$2,000	\$8,000
8 Architect	\$1,790	\$1,790	\$1,790	\$1,790	\$7,160
9 Legal	\$2,500	\$2,500	\$2,500	\$2,500	\$10,000
10 Title & Recording	\$800	\$800	\$800	\$800	\$3,200
11 Appraisal	\$300	\$300	\$300	\$300	\$1,200
12 Real Estate Taxes	\$1,600	\$1,600	\$1,600	\$1,600	\$6,400
13 Insurance	\$1,400	\$1,400	\$1,400	\$1,400	\$5,600
14 Construction Loan Interest	\$6,200	\$7,200	\$6,200	\$7,400	\$27,000
15 Construction Inspection Fees	\$400	\$400	\$400	\$400	\$1,600
16 Utilities & Back Charges					\$0
17 Fees to Construction Lender	\$300	\$300	\$300	\$300	\$1,200
18 Other:					\$0
19 Other:					\$0
20 Other:					\$0
21 Other:					\$0
22 Soft Cost Contingency					\$0
23 Subtotal: General Development	\$17,290	\$18,290	\$17,290	\$18,490	\$71,360
24 DEVELOPER FEE & OVERHEAD	\$10,000	\$10,000	\$10,000	\$10,000	\$30,000
25 TOTAL COST TO BUILD AS SPECIFIED	\$326,570	\$368,930	\$317,220	\$380,130	\$1,392,850
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS¹					
Describe	Savings	Savings	Savings	Savings	Savings
26					\$0
27					\$0
28					\$0
29					\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN					
PROPERTY ADDRESS					ALL
HOUSE MODEL					This Page
30 TOTAL COST TO BUILD (Line 25)	\$326,570	\$368,930	\$317,220	\$380,130	\$1,392,850
31 Construction Loan ¹	\$251,256	\$285,144	\$243,776	\$294,104	\$1,074,280
32 Equity: Deferred Developer Fees/OH	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
33 Other Equity: 20% of Total Cost to Build	\$65,314	\$73,786	\$63,444	\$76,026	\$278,570
34 Other Equity:					\$0
35 TOTAL CONSTRUCTION FINANCING	\$326,570	\$368,930	\$317,220	\$380,130	\$1,392,850

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 2: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: No data needed - all boxes will self-calculate

I. COMBINED DEVELOPMENT BUDGET		ALL AFFORDABLE
	GROSS SQUARE FOOTAGE	9,537
	NET SQUARE FOOTAGE	6,505
1	LAND ACQUISITION	\$400
	CONSTRUCTION	
2	Direct Construction Costs	\$1,091,900
3	Hard Cost Contingency	\$109,190
4	Allocation for potential soil remediation	\$80,000
5	Other Contingency	\$0
6	Subtotal: Construction Expense	\$1,281,090
	GENERAL DEVELOPMENT COSTS	
7	Survey/Siting & Permits	\$8,000
8	Architect	\$7,160
9	Legal	\$10,000
10	Title & Recording	\$3,200
11	Appraisal	\$1,200
12	Real Estate Taxes	\$6,400
13	Insurance	\$5,600
14	Construction Loan Interest	\$27,000
15	Construction Inspection Fees	\$1,600
16	Utilities & Back Charges	\$0
17	Fees to Construction Lender	\$1,200
18	Other:	\$0
19	Other:	\$0
20	Other:	\$0
21	Other:	\$0
22	Soft Cost Contingency	\$0
23	Subtotal: General Development	\$71,360
24	DEVELOPER FEE & OVERHEAD	\$30,000
25	TOTAL COST TO BUILD AS SPECIFIED	\$1,392,850
	RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS¹	
	Describe	Savings
26		\$0
27		\$0
28		\$0
29		\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN		ALL AFFORDABLE
30	TOTAL COST TO BUILD (Line 25)	\$1,392,850
31	Construction Loan ¹	\$1,074,280
32	Equity: Deferred Developer Fees/OH	\$40,000
33	Other Equity:	\$278,570
34	Other Equity:	\$0
35	TOTAL CONSTRUCTION FINANCING	\$1,392,850

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: Hard Costs - Affordable Homes

Instructions: Complete all shaded boxes, all other boxes will self-calculate.

PROPERTY		14-14A Holborn	TOTAL
HOUSE MODEL		Two Family Type B	All Market Rate
GROSS SQUARE FOOTAGE		2994	2,994
NET SQUARE FOOTAGE		1924	1,924
DIVISION 2: SITEWORK			
1	Earthwork-Excavation & Backfill	\$8,000	\$8,000
2	Utilities-Water,Gas, Electric, Phone, Cable	\$8,000	\$8,000
3	Paving	\$3,000	\$3,000
4	Road and Walks		\$0
5	Site Improvements	\$1,000	\$1,000
6	Geotechnical Conditions	\$48,000	\$48,000
7	Landscaping	\$3,000	\$3,000
8	Environmental Remediation	\$3,000	\$3,000
9	Demolition	\$2,000	\$2,000
10	Other On-Site Improvements		\$0
11	Subtotal: Sitework	\$76,000	\$76,000
DIVISION 3: CONCRETE			
12	Subtotal: Concrete	\$30,000	\$30,000
DIVISION 4: MASONRY			
13	Subtotal Masonry	\$0	\$0
DIVISION 5: METALS			
14	Subtotal: Metals	\$1,000	\$1,000
DIVISION 6: CARPENTRY			
15	Rough Carpentry	\$75,000	\$75,000
16	Finish Carpentry & Millwork	\$9,000	\$9,000
17	Cabinets	\$7,000	\$7,000
18	Subtotal: Carpentry	\$91,000	\$91,000
DIVISION 7: THERMAL & MOISTURE PROTECTION			
19	Dampproofing & Waterproofing	\$3,000	\$3,000
20	Building Insulation	\$9,000	\$9,000
21	Roofing	\$12,000	\$12,000
22	Sheet Metal & Flashing		\$0
23	Exterior Siding	\$6,000	\$6,000
24	Subtotal: Thermal & Moisture Protection	\$30,000	\$30,000
Division 8: DOORS & WINDOWS			
25	Doors, Frames & Hardware	\$4,000	\$4,000
26	Windows	\$7,000	\$7,000
27	Glazing	\$500	\$500
28	Subtotal: Doors & Windows	\$11,500	\$11,500
DIVISION 9: FINISHES			
29	Gypsum Wall Board & Plaster	\$6,000	\$6,000
30	Tile	\$1,000	\$1,000
31	Wood Flooring	\$3,000	\$3,000
32	Painting	\$8,000	\$8,000
33	Subtotal: Finishes	\$18,000	\$18,000
DIVISION 10: SPECIALTIES			
34	Subtotal: Specialties		\$0
DIVISION 11: Equipment			
35	Appliances	\$4,000	\$4,000
36	Special Equipment		\$0
37	Subtotal: Equipment	\$4,000	\$4,000
DIVISION 12: FURNISHING			
38	Window Treatments	\$2,300	\$2,300
39	Other Furnishings		\$0
40	Subtotal: Furnishing	\$2,300	\$2,300
DIVISION 13: SPECIAL CONSTRUCTION			
41	Subtotal: Special Construction	\$0	\$0
DIVISION 14: CONVEYING SYSTEMS			
42	Subtotal: Conveying Systems	\$0	\$0
DIVISION 15: MECHANICAL			
43	HVAC	\$13,000	\$13,000
44	Plumbing & Hot Water	\$13,000	\$13,000
45	Fire Protection	\$2,600 ##	\$2,600
46	Subtotal : Mechanical	\$28,600	\$28,600
DIVISION 16: ELECTRICAL			
47	Subtotal: Electrical	\$9,000	\$9,000
48	TOTAL COST TO BUILD AS SPECIFIED	\$301,400	\$301,400

APPENDIX 3: Hard Costs- Affordable Homes

PROPERTY		15-15A Holborn	15-15A Holborn	17 Holborn	TOTAL
HOUSE MODEL		Single Family Type A2	Two Family Type B	Single Family Type A3	All Affordable
GROSS SQUARE FOOTAGE		1865	2994	1684	6,543
NET SQUARE FOOTAGE		1432	1924	1225	4,581
DIVISION 2: SITEWORK					
1	Earthwork-Excavation & Backfill	\$7,000	\$8,000	\$6,500	\$21,500
2	Utilities-Water,Gas, Electric, Phone, Cable	\$8,000	\$8,000	\$8,000	\$24,000
3	Paving	\$2,500	\$3,000	\$2,000	\$7,500
4	Road and Walks				\$0
5	Site Improvements	\$1,000	\$1,000	\$1,000	\$3,000
6	Geotechnical Conditions	\$36,000	\$38,000	\$42,000	\$116,000
7	Landscaping	\$3,000	\$3,000	\$3,000	\$9,000
8	Environmental Remediation	\$3,000	\$3,000	\$3,000	\$9,000
9	Demolition	\$2,000	\$2,000	\$2,000	\$6,000
10	Other On-Site Improvements				\$0
11	Subtotal: Sitework	\$62,500	\$66,000	\$67,500	\$196,000
DIVISION 3: CONCRETE					
12	Subtotal: Concrete	\$25,000	\$30,000	\$24,000	\$79,000
DIVISION 4: MASONRY					
13	Subtotal Masonry				\$0
DIVISION 5: METALS					
14	Subtotal: Metals	\$1,000	\$1,000	\$1,000	\$3,000
DIVISION 6: CARPENTRY					
15	Rough Carpentry	\$60,000	\$75,000	\$55,000	\$190,000
16	Finish Carpentry & Millwork	\$8,000	\$9,000	\$7,000	\$24,000
17	Cabinets	\$7,000	\$7,000	\$6,000	\$20,000
18	Subtotal: Carpentry	\$75,000	\$91,000	\$68,000	\$234,000
DIVISION 7: THERMAL & MOISTURE PROTECTION					
19	Dampproofing & Waterproofing	\$2,700	\$3,000	\$2,500	\$8,200
20	Building Insulation	\$7,000	\$9,000	\$6,000	\$22,000
21	Roofing	\$11,000	\$12,000	\$10,000	\$33,000
22	Sheet Metal & Flashing				\$0
23	Exterior Siding	\$5,500	\$6,000	\$5,000	\$16,500
24	Subtotal: Thermal & Moisture Protection	\$26,200	\$30,000	\$23,500	\$79,700
Division 8: DOORS & WINDOWS					
25	Doors, Frames & Hardware	\$2,800	\$4,000	\$2,500	\$9,300
26	Windows	\$5,500	\$7,000	\$4,500	\$17,000
27	Glazing	\$500	\$500	\$500	\$1,500
28	Subtotal: Doors & Windows	\$8,800	\$11,500	\$7,500	\$27,800
DIVISION 9: FINISHES					
29	Gypsum Wall Board & Plaster	\$5,000	\$6,000	\$4,800	\$15,800
30	Tile	\$1,000	\$1,000	\$1,000	\$3,000
31	Wood Flooring	\$2,700	\$3,000	\$2,500	\$8,200
32	Painting	\$7,000	\$8,000	\$7,000	\$22,000
33	Subtotal: Finishes	\$15,700	\$18,000	\$15,300	\$49,000
DIVISION 10: SPECIALTIES					
34	Subtotal: Specialties	\$0	\$0	\$0	\$0
DIVISION 11: Equipment					
35	Appliances	\$4,000	\$4,000	\$4,000	\$12,000
36	Special Equipment				\$0
37	Subtotal: Equipment	\$4,000	\$4,000	\$4,000	\$12,000
DIVISION 12: FURNISHING					
38	Window Treatments	\$2,300	\$2,300	\$2,300	\$6,900
39	Other Furnishings				\$0
40	Subtotal: Furnishing	\$2,300	\$2,300	\$2,300	\$6,900
DIVISION 13: SPECIAL CONSTRUCTION					
41	Subtotal: Special Construction	\$0	\$0	\$0	\$0
DIVISION 14: CONVEYING SYSTEMS					
42	Subtotal: Conveying Systems	\$0	\$0	\$0	\$0
DIVISION 15: MECHANICAL					
43	HVAC	\$11,500	\$13,000	\$11,000	\$35,500
44	Plumbing & Hot Water	\$11,500	\$13,000	\$11,000	\$35,500
45	Fire Protection	\$2,300	\$2,600	\$2,200	\$7,100
46	Subtotal: Mechanical	\$25,300	\$28,600	\$24,200	\$78,100
DIVISION 16: ELECTRICAL					
47	Subtotal: Electrical	\$8,000	\$9,000	\$8,000	\$25,000
48	TOTAL COST TO BUILD AS SPECIFIED	\$253,800	\$291,400	\$245,300	\$790,500

Appendix 4: Development Timetable

With an increasing need for additional new affordable homeownership housing in Boston, there is an urgency to start construction on NHI developments. DND will make available any existing surveys and environmental testing, site plans, zoning information, and CAD files of home designs (which have been reviewed by the community) in an effort to accelerate the predevelopment period. DND will also assist the designated developer with the community process and zoning board of appeals (if required) in order to streamline the permitting process. Therefore, DND has established a development schedule for the project that must be adhered to:

Presentation by Preferred Developer at Community Meeting	3 weeks from Application Due Date
Submission to PFC by DND for Developer Designation.	2 months from Application Due Date
Application to Inspectional Services Department:	2 months from Developer Designation
If ZBA:	3 months from ISD App.
Permits:	2 months from ZBA approval
Bank Commitment:	4 months (or 8 months if ZBA) from Developer Designation Date
DND and Bank Project Closing:	6 months (or 10 months if ZBA) from Developer Designation Date
Start Construction:	6 months (or 10 months if ZBA) from Developer Designation Date

Appendix 5: General Project Requirements

The following General Project Requirements are required of all Neighborhood Homes developments.

1. STATUTORY COMPLIANCE REQUIREMENTS:

All purchasers of real estate from DND must be in compliance with the following statutory requirements:

Tax Delinquency Review. The City of Boston Collector-Treasurer's Office will conduct a review of the selected Applicant's property tax history. The selected Applicant cannot be delinquent in the payment of taxes on any property owned within the City of Boston. The selected Applicant must cure any such delinquency prior to the conveyance of the Property. If the selected Applicant has been foreclosed upon by the City of Boston for failure to pay property taxes, then said Applicant will be deemed ineligible for conveyance of the Property offered pursuant to this RFP, unless such Applicant promptly causes the decree(s) or judgment(s) of foreclosure to be vacated by the Land Court and the City made whole. DND, in its sole discretion, shall determine the timeliness of the selected Applicant's corrective action in this regard and will disqualify the Applicant if vacating the tax-title foreclosure is not prosecuted expeditiously and in good faith, so as to avoid undue delay.

Water and Sewer Review. The City of Boston Water and Sewer Commission will conduct a review of the selected Applicant's water and sewer account(s). The selected Applicant cannot be delinquent in the payment of water and sewer charges on any property owned within the City of Boston and, if found to be delinquent, must cure such delinquency prior to a vote request to the Public Facilities Commission for conveyance of the Property.

Property Portfolio Review. The City will review the selected Applicant's portfolio of property owned to ascertain whether there has/have been abandonment, Inspectional Services Department (ISD) code violations or substantial disrepair. If unacceptable conditions exist in the selected Applicant's property portfolio, DND may deem the selected Applicant ineligible for conveyance of the Property.

Prior Participation Review. The City will review the Applicant's prior participation in any City of Boston programs, including DND programs, to ascertain Applicant's previous performance. Applicants found to have not fulfilled their duties or obligations under previous agreement with the City may be deemed to be ineligible for conveyance of the Property.

Employee Review. Neither the Applicant, nor any of the Applicant's immediate family, nor those with whom s/he has business ties may be currently, or have been within the last twelve (12) months, an employee, agent, consultant, officer, or an elected official of the City of Boston, including DND. An "immediate family member" shall include parents, spouse, siblings or children, irrespective of their place of residence. Any Applicant who fails to satisfy this requirement may be deemed to be ineligible for conveyance of the Property.

Equal Opportunity Housing. The City administers its programs in accordance with federal, state and local equal opportunity and fair housing laws, regulations and requirements. This includes affirmatively advertising and providing equal access to information regarding housing and development opportunities. The Boston Fair Housing Commission will screen all Applicants. Any Applicant who fails to satisfy this requirement may be deemed to be ineligible for conveyance of the Property.

2. OFFER PRICE.

The minimum acceptable offer price for the property is \$100 per parcel. Religious Organizations – In accordance with Massachusetts Constitution religious organizations must pay 100% of the appraised value of the any public property as established by a qualified appraiser.

3. TITLE.

While DND has conducted title examinations of the properties, DND makes no warranty or representations as to the accuracy of such reports and recommends that Applicants conduct their own title examinations.

4. SURVEYS.

When available, DND will provide complete predevelopment site surveys to the selected developer including property line, utility and topographical information. The surveyor will be authorized to reissue the complete survey to the selected developer.

5. MISCELLANEOUS FEES.

Applicants are responsible for budgeting for all miscellaneous fees, including fees at the Department of Public Works, Boston Water and Sewer Commission, Inspectional Services Department, as appropriate. These fees should be included in the budgets for the affordable and market rate homes.

6. PROJECT MANAGEMENT

Performance under this Request for Proposals will be closely coordinated with the Project Manager and any other staff member designated by DND. Questions pertaining to requests for technical guidance and direction should be directed to the assigned Project Manager, or other designated DND representative. However, such DND representative(s) will only provide necessary background information and guidance; they will under no circumstances change the terms and conditions of this engagement. The Successful Applicant will confirm all scheduled project milestones with DND prior to initiating work.

7. APPLICANT'S DESIGNATED REPRESENTATIVE.

The Successful Applicant shall designate qualified representatives as point of contact to assist DND as needed throughout the engagement. Names, phone numbers, and e-mail addresses of proposed representatives are to be listed in the proposal.

8. TIMELY DEVELOPMENT.

The Successful Applicant will produce an appropriate plan of development that satisfies the City's needs within specified time frames. If the Property has not been developed according to the proposal specifications and sold to a homebuyer within two (2) years, DND may choose to grant additional time for performance or to rescind the contract, at its discretion. The determination of whether services were performed satisfactorily is at the sole discretion of DND.

9. PROPERTY MANAGEMENT.

The Successful Applicant will be ultimately responsible for the condition of the property. They must take any steps necessary to keep the property free of trash, debris, and snow.

10. FAIR HOUSING.

DND administers its development programs in accordance with federal, state and local equal opportunity and fair housing laws, regulations and requirements. This includes affirmatively furthering fair housing and providing equal access to information about development opportunities. Pursuant to this policy, all NHI homes will be affirmatively marketed in accordance with the NHI Blanket Affirmative Marketing Plan.

11. BOSTON JOBS & LIVING WAGE ORDINANCE.

If the Successful Applicant is a for-profit firm with 25 or more full time employees, or a non-profit firm with 100 or more employees, you will be required to make best efforts to adhere to the Boston Jobs and Living Wage Ordinance, and the provisions of the Promulgated Regulations, including the "First Source Hiring Agreement" provisions of said Ordinance.

Appendix 6: Terms & Conditions

The City, acting by and through its Public Facilities Commission by the Director of DND, is soliciting proposals for the acquisition of, and funding for, the properties located in the Roxbury area. The City will award a contract to the highest-rated, most advantageous proposal based on the above-listed criteria.

DND will review and evaluate proposals promptly after the submission deadline specified on the Proposal Cover Page.

DND reserves the right to award contracts to multiple Applicants, to reject any or all proposals, to waive any informality in the proposal process, or to cancel in whole, or in part, this solicitation if it is in the best interest of the City to do so. A proposal may be rejected if it is incomplete, illegible, or conditional. An acceptable offer will not include conditional requirements, such as:

- Altering the square footage of the Property;
- Proposing a use for the Property beyond mixed-income housing; or
- Proposing a use for the Property that does not benefit the residents of Boston.

DND reserves the right to obtain opinion of Counsel regarding the legality and sufficiency of proposals. The contract will be awarded, if at all, to the responsive, responsible Applicant(s) that receive the highest overall composite rating in the evaluation process.

Assumption of Risk. The City accepts NO financial responsibility for costs incurred by Applicants in responding to this Request for Proposals. Applicants are responsible for any and all risks and costs incurred in order to provide the City with the required submission.

Public Property. Proposals submitted to DND will become property of the City. After opening, all proposals become public documents and are subject to the requirements of the Massachusetts Public Records Law (M.G.L. c. 4, § 7(26)).

Terms of Sale. After a final proposal has been selected, the Successful Applicant will be contacted by DND to finalize the terms of the sale. The terms of the sale will and MUST be consistent with this Request for Proposals, including the advertised purchase price and Project Requirements.

“As Is” Conveyance. DND will convey the property in “AS IS CONDITION” without warranty or representation as to the status or quality of title. The Successful Applicant/Buyer shall, to the fullest extent permitted by law, assume any and all liability for environmental remediation and removal of soils pursuant to Chapter 21E of the Massachusetts General Laws. Finally, any and all site improvements, such as utility connections and/or street repairs, are the responsibility of the Successful Applicant.

Negotiations. DND reserves the right to negotiate for changes to the selected proposal. These negotiations may encompass values described in the Request for Proposal, as well as values and items identified during the Request for Proposal and negotiation process. On the basis of these negotiations, DND may decline to sell the property even after the selection process is complete and negotiations have begun.

Closing. The Successful Applicant must execute a Purchase and Sales Agreement and then close on the sale within ninety (90) days of the date of execution, unless otherwise agreed upon (in writing) by DND. Failure to comply with the obligations of closing may result in the rescission of any prior agreement(s) with DND regarding the Property.

Restrictions on Transfer. All properties sold under the Neighborhood Home Initiative will have a deed restriction requiring owner-occupancy. Homes that are designated as “affordable” will also have a 50-year deed rider and mortgage on the end homebuyer that requires owner-occupancy, prohibits condominium conversion, and limits future resale prices. The Successful Applicant will only be permitted to transfer the property to a homebuyer under

terms specified by DND. Any other transfer or failure to fulfill the development requirements specified by DND will trigger a reversionary clause in the deed, automatically transferring title of the Property back to DND.

Payment. Unless otherwise agreed in writing between DND and the Selected Developer, DND requires payment in full by a treasurer's or cashier's check, for the full purchase price at the time that the property is conveyed. In addition, the Selected Developer will be responsible for making a pro forma tax payment, as well as paying all recording and registration fees including, but not limited to, the cost of recording the Deed and conveyance documents at the Suffolk County Registry of Deeds.

Reservation of Rights. DND reserves the right to postpone or withdraw this RFP; to accept or reject any and all proposals; to modify or amend the terms of this RFP through an addendum; to waive any informality, and to interview, question and/or hold discussions regarding the terms of any proposal received in response to this RFP. DND reserves the right to cancel a sale for any reason. DND reserves the right to select the next highest ranked proposal, if the initially Successful Applicant is unable to proceed in a timely manner or otherwise fails to satisfactorily perform. DND reserves the right to waive any requirement or restriction set forth in this RFP or conveyance documents, if such waiver is deemed appropriate by DND, in its sole discretion.

Changes to Program. DND reserves the right to change aspects of the development program outlined in this RFP, using its best judgment as to the needs of the program and the furtherance of its mission, provided that the rights of the Applicants are not prejudiced.

Willems Leveille (E.I.T.)

Dallas, TX ♦ Blog: YourbanPulse.com ♦ WillemsLev@gmail.com ♦ (617) 230-2487

OBJECTIVE

Seeking to be selected as the developer where I can maximize my project management & engineering background to provide quality housing to the people of Boston, while learning valuable skills and positively contributing to the vision of the program.

EDUCATION

University of Massachusetts Dartmouth North Dartmouth, MA Graduated May 2011

- Bachelor of Science in Civil and Environmental Engineering (With Relevant courses in Structural Engineering)

WORK EXPERIENCE

PKG Construction (Remote) Dallas, TX Jan. 2020 – Present

Structural Engineer:

- Provided options for various projects for the structural systems, repairs, or problems for different sized residential projects in Oregon.
- Worked with the Salem, Oregon Building Department to fix their comments to get plans approved for permit.
- Conducted site visits to take photos and create as-built & site plans of multi-family properties.

Strand Systems Engineering Dallas, TX Feb. 2019 – June 2019

Structural Engineer:

- Oversaw and checked structural system designs for primarily single-family homes.
- Supervised designs of wood framing structural systems for floors, walls, and rooves to fit into architect plans.
- Worked with CAD designers to update designs after review.
- Checked wood truss submittals in conformance to construction documents.

B+AC, LLC Structural Engineers Chelsea, MA Jan 2015 – Feb. 2019

Project Engineer:

- Designed structural systems for mid to large sized commercial properties & small residential properties. (IBC, ASCE7)
- Designed steel, reinforced concrete, wood, masonry structural gravity & lateral systems.
- Created structural plans, specifications & coordinated construction documents using Revit.
- Conducted plan reviews for existing drawings to assess feasibility of proposed uses & possible design options available.
- Reviewed shop drawings and RFP's in a timely manner during the CA Phase, while maintaining logs to track the work.
- Conducted monthly site visits to view work progress and provided a field report to address observations & issues.

Key Realty Group Boston, MA Nov 2016 – Sept. 2017

Real Estate Agent:

- Generate client leads to buy, sell, and rent property.
- Conducted property walkthroughs and showings for potential renters in the Boston Area.

The Kroger Company Louisville, KY Sept. 2013 – Dec 2014

Project Manager/ Assistant Project Manager (Contract):

- Project Manager for Major Capital Development remodel project with a budget of \$2.2M.
- Assistant Project Manager for Major Capital Development projects ranging from \$12-\$25M.
- Assist in distributing and processing RFP's & RFQ's and also helped in managing subcontractors
- Assist in the preparation and execution of equipment orders, tracking equipment orders and scheduling deliveries
- Assist with placing store fixtures, with project closeouts, the review of A&E plans, participating in weekly Contractor meetings and in leading regional biweekly meetings with Real Estate & Facilities Engineering Departments
- Participate in Planning during Pre-Construction Phase and Successfully Created Phasing Plans during Scheduling
- Provide Monthly Cost Reviews for each assigned project to Control Capital Appropriation (Budget)
- Prepared agenda for Meetings and follow-up of minutes and action-items
- Created detailed task list and project schedule while performing periodic risk assessment on the project schedule, identifying potential risks/opportunities and recommending mitigation strategies

Haiti BSL 3 Lab Specs & Plans Gainesville, FL Jan 2013 – May 2013
Project Engineer – Part of a team that:

- Successfully produced plans of existing & future site conditions of lab space with the BioBubble
- Worked with Affiliated Engineers Inc. to produce HVAC plans for containment of contaminated air
- Produced HVAC plans indicating each component within the BSL 3 Lab space using AutoCAD
- Produced specifications for each component to be used within the BSL 3 Lab space

Massachusetts Dept. of Transportation (MassDOT) Boston, MA May 2008 – August 2008
Student Intern

- Documented Volume Capacity and Trip Generation values on different state intersections
- Moderate use of SimTraffic to improve level of service for various intersections

RESEARCH EXPERIENCE

LSAMP Program North Dartmouth, MA Sept. 2009 – May 2011

Undergraduate Research Assistant

- Assisting Dr. Sukalyan Sengupta in the Novel Use of Ion Exchange Nano-fibers (IENs) for Trouble-Free Methane Generation from Biomass and Organic Waste

Research Experience for Undergraduates (Univ. of Florida) Nairobi, Kenya May 2009 – August 2009

Research Analyst – Part of a team that:

- Achieved ways to improve materials used in the production of a sand dam in ASAL's in Kenya
- Developed a material that was inexpensive, simple and sustainable as an alternative to concrete blocks

LSAMP Program (UMass Dartmouth) North Dartmouth, MA Sept 2008 – May 2009

Undergraduate Research Assistant

- Researched Fiber-Reinforced Advanced Composite Materials for use in vehicles under Dr. John Rice
- Conducted various performance tests examining the materials strength

SKILLS & AWARDS

- Able to operate Microsoft Word, Excel, PowerPoint & Outlook very effectively
- Intermediate knowledge and experience of STAAD, STAAD Foundation, Revit, Autodesk Robot Structural Analysis, ETABS, SAFE, Bluebeam, AutoCAD, Sitefolio, ProCore
- UdeMy Certificates in Financial Modeling & Pro-Forma
- Engineer-In-Training License #25729
- Massachusetts Licensed Real Estate Salesperson License No. 9552983
- Fluent in English, moderate in Haitian-Creole
- 2008 BSCES Bertram Berger Scholarship Recipient
- 2007-2011 LSAMP Research Award for participation in semester research

COMMUNITY SERVICE

National Society of Black Engineers: UMass Dartmouth Jan. 2007 – May 2010

Public Relations Officer and Senator

- Communicate with people around campus and local communities on behalf of the club
- Spoke on behalf of the UMass Dartmouth NSBE Chapter in Regional and National business

Operation: Help Now (Non-profit Organization) Sept. 2006-2012

Co-Founder and Volunteer

- Volunteered with Habitat for Humanity in New Orleans, LA in June 2007 co
- Coordinated Summer Youth Camp in the City of Boston & Supervised Camp Leaders
- Volunteered at Soup Kitchens, Boys & Girls Clubs, and America Reads in New Bedford

Kroger Projects - Kentucky

1. L-707 Louisville, KY Sept. 2013 - April 2014
 - \$5.6 Million Remodel and Expansion
 - 92,400 SF

· Assistant Project Manager for major capital development remodel project. Assisted in distributing and processing RFI's & RFQ's, managing subcontractors, preparation and execution of equipment orders, tracking equipment orders, scheduling deliveries, placing store fixtures, project closeouts, the review of Architecture/Engineering Plans, weekly contractor meetings, planning in pre-construction phase, construction estimates for pre-construction phase, reviewed submittals, provide monthly cost reviews, reviewed construction draw requests. Store had to remain open, so working with store managers, remodel coordinators to keep operations smooth was very consistent.
2. L-389 Prospect, KY Sept. 2013 - March 2014
 - \$5.6 Million Remodel and Expansion
 - 112,265 SF

· Assistant Project Manager for major capital development remodel project. Assisted in distributing and processing RFI's & RFQ's, managing subcontractors, preparation and execution of equipment orders, tracking equipment orders, scheduling deliveries, placing store fixtures, project closeouts, the review of Architecture/Engineering Plans, weekly contractor meetings, planning in pre-construction phase, construction estimates for pre-construction phase, reviewed submittals, provide monthly cost reviews, reviewed construction draw requests. Store had to remain open, so working with store managers, remodel coordinators to keep operations smooth was very consistent.
3. L-728 Sheperdsville, KY June 2014 - August 2014
 - \$10.67 Million Remodel and Expansion
 - 110,629 SF

· Assistant Project Manager for major capital development remodel project. Assisted in distributing and processing RFI's & RFQ's, managing subcontractors, preparation and execution of equipment orders, tracking equipment orders, scheduling deliveries, placing store fixtures, project closeouts, the review of Architecture/Engineering Plans, weekly contractor meetings, planning in pre-construction phase, construction estimates for pre-construction phase, reviewed submittals, provide monthly cost reviews, reviewed construction draw requests. Store had to remain open, so working with store managers, remodel coordinators to keep operations smooth was very consistent.
4. L-408 Bardstown, KY August 2014 - December 2014
 - \$2.2 Million Remodel
 - 86,000 SF

· Project Manager for major capital development remodel project. Responsible in distributing and processing RFI's & RFQ's, managing subcontractors, preparation and execution of equipment orders, tracking equipment orders, scheduling deliveries, placing store fixtures, project closeouts, the review of Architecture/Engineering Plans, weekly contractor meetings, planning in pre-construction phase, construction estimates for pre-construction phase, reviewed submittals, provide monthly cost reviews, led pre-bid meeting, reviewed construction draw requests. Store had to remain open, so working with store managers, remodel coordinators to keep operations smooth was very consistent.

B+AC Structural Engineers - Massachusetts

Structural Project Engineer

5. Store Rehab Dorchester, MA Jan. 2015
 - 3000 SF Store Structural Rehab

 - Assisted in designing structural wood beams, steel columns. Drafted structural plans, details, and specifications. Site visit and pictures.
6. Townhall Remodel Dedham, MA Feb. 2015 - Feb. 2019
 - 55,000 SF Townhall Historic Preservation

 - Assisted in designing new & reinforcing existing structural wood framing (beams, columns), structural steel (beams, composite deck, columns, connections), masonry (piers, walls), reinforced concrete. Drafted structural plans, details, and specifications. Conducted numerous site visits to answer questions concerning immediate issues, check progress, verify that work conforms to construction documents, make observations to the non-conforming items. Write report on observations and send to the architect for distribution. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with architect for immediate issues that needed to be addressed.
7. Single Family Home Somerville, MA April 2015 - April 2015
 - Single Family Home New Framing

 - Assisted in designing new & reinforcing existing structural wood framing (beams, columns) and reinforced concrete. Drafted structural plans, details, and specifications. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with architect for immediate issues that needed to be addressed.
8. Chiller Dunnage Boston, MA Feb. 2015 - March 2015
 - Chiller Dunnage Support

- Assisted in designing new structural steel framing (beams, columns, connections) for a chiller on the roof of a building in downtown Boston. Checked existing structural system for capacities with new loads. Drafted structural plans, details, and specifications. Conducted numerous site visits to answer questions concerning immediate issues, check progress, verify that work conforms to construction documents, make observations to the non-conforming items. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with architect for immediate issues that needed to be addressed.

9. Chiller Dunnage Shrewsbury, MA May 2015 - June 2015
· Chiller Dunnage Support

- Assisted in designing new structural steel framing (beams, columns, connections) for a chiller. Drafted structural plans, details, and specifications. Conducted numerous site visits to answer questions concerning immediate issues, check progress, verify that work conforms to construction documents, make observations to the non-conforming items. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with the mechanical engineer for immediate issues that needed to be addressed.

10. Office of Chief Medical Examiner Westfield, MA January 2016 - August 2018
· 25,000 SF New Construction

- Assisted in designing new structural steel framing (beams, deck, columns, connections) for a new OCME building. Also check Lateral Design and Basic Lateral Force Resisting System. Drafted structural plans, details, and specifications. Conducted site visits to answer questions concerning immediate issues, check progress, verify that work conforms to construction documents, make observations to the non-conforming items. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with the architect for immediate issues that needed to be addressed.

11. MassPort Cooler Dunnage Boston, MA January 2016 - August 2018
· Chiller Dunnage Support

- Conducted various feasibility studies for different concepts to provide direction on best places to support the added equipment in the existing plant. Assisted in designing new structural steel framing (beams, columns, connections) for a new cooler in a MassPort plant for Logan Airport. Drafted structural plans, details, and specifications. Checked if existing structure's capacities needed added reinforcement with added loads. Conducted site visits to answer questions concerning immediate issues, check progress, verify that work conforms to construction documents, make observations to the non-conforming items. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with the architect for immediate issues that needed to be addressed.

12. Wooteria Concert Hall Worcester, MA December 2016 - March 2017
· Historic Preservation/Adaptive Reuse

· Assisted in designing new structural steel framing (beams, columns, connections) and reinforced concrete for an adaptive reuse of an existing building. Drafted structural plans, details, and specifications. Checked if existing structure's capacities needed added reinforcement with added loads. Conducted site visits to answer questions concerning immediate issues, check progress, verify that work conforms to construction documents, make observations to the non-conforming items. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with the architect for immediate issues that needed to be addressed.

13. MassPort Platform Boston, MA August 2017 - July 2018

· Platforms for Chiller maintenance

· Conducted various feasibility studies for different concepts to provide direction on best places to support the added platform in the existing plant. Assisted in designing new structural steel framing (beams, columns, connections) for new platforms in a MassPort plant for Logan Airport. Drafted structural plans, details, and specifications. Checked if existing structure's capacities needed added reinforcement with added loads. Conducted site visits to answer questions concerning immediate issues, check progress, verify that work conforms to construction documents, make observations to the non-conforming items. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with the mechanical engineer for immediate issues that needed to be addressed.

14. MassPort Cooler Dunnage Boston, MA August 2017 - August 2018

· Cooler Dunnage Support

· Conducted various feasibility studies for different concepts to provide direction on best places to support the added platform in the existing plant. Assisted in designing new structural steel framing (beams, columns, connections) for new dunnage outside adjacent to the MassPort plant for Logan Airport. Drafted structural plans, details, and specifications. Checked if existing structure's capacities needed added reinforcement with added loads. Conducted site visits to answer questions concerning immediate issues, check progress, verify that work conforms to construction documents, make observations to the non-conforming items. Reviewed RFI's and respond within one or two days to expedite project progress. Reviewed submittals for conformance to construction documents within a week. Regularly in contact with the mechanical engineer for immediate issues that needed to be addressed.

15. Umass Boston - Garage Boston, MA July 2018 - August 2018

· Cooler Rigging Feasibility

· Conducted a feasibility study for proposed rigging path. Checked if existing structure's capacities needed added reinforcement with added loads.

16. Umass Amherst - Student Hall Amherst, MA Sept. 2018

· Architecture Concept Feasibility

- Conducted a feasibility study for proposed change of use at a student hall. Checked existing structure's structural system and providing a report on things that can be done.

17. Sleep Number Store Renovation Peabody, MA Sept. 2018

- Store Renovation

- Conducted a feasibility study for architect's concept and to verify design will not need structural reinforcement. Conducted site visit, checked existing structure's structural system and provided a report on things that can be done.

18. Bowe School Renovation Chicopee, MA July 2018 - August 2018

- Interior Reuse

- Conducted a feasibility study for architect's concept and to verify design will not need structural reinforcement. Conducted site visit, checked existing structure's structural system and provided a report on things that can be done.

19. Umass Amherst - Football Renovations Boston, MA August 2017 - Feb 2019

- Football Field Renovations

- Conducted various feasibility studies for different concepts to provide direction on best routes to take for renovations at UMass Amherst football stadium. Assisted in designing structural steel reinforcement for stadium scoreboard's structural system. Drafted structural plans, details, and specifications. Checked if existing structure's capacities needed added reinforcement with added loads. Regularly in contact with the architect for immediate issues that needed to be addressed.

Strand Engineering Systems - Dallas

Structural Project Engineer

20. Single Family Homes Texas, Arizona, Louisiana Feb. 2019 - June 2019

- Single Family Homes Framing Design Check

- Checked the framing designs of single family homes of various sizes. Checked the roof framing, floor framing, studs & stud packs, floor joists, trusses in compliance with architectural plans. Worked with various CADD Technicians to update and provide feedback on design choices. Reviewed Truss submittals in compliance to construction documents.

PKG Construction

Structural Project Engineer

21. Single Family/Multi-Family Oregon Jan. 2020 - Present

- Nine-plex New Construction

- Provided options for various projects for the structural systems, repairs, or problems for different sized residential projects in Oregon. Worked with the Salem, Oregon Building Department to fix their comments to get plans approved for permit.

22. Single Family/Multi-Family Roseburg, Oregon Jan. 2020 - Present

- Motel 49 Units/Single-Family

· Conducted site visits to take photos and create as-built & site plans of single-family & multi-family properties.

23. Single Family/Multi-Family Sutherlin, Oregon Jan. 2020 - Present

· **Single-Family/10 Unit Multi-Family**

· Conducted site visits to take photos and create as-built & site plans of single-family & multi-family properties.

Developer Experience Narrative

Willems Leveille – Project Leader/Developer

Willems has received his Bachelors of Science in Civil & Environmental Engineering at the University of Massachusetts Dartmouth in May 2011. The majority of Willems' experience is in construction, engineering, and project management.

While working towards his degree, Willems has had several research and internships opportunities. Willems also cofounded a non-profit organization called "Operation Help Now" while on the UMD campus. One of OHN's first projects was helping with Habitat for Humanity in New Orleans, LA in June 2007 for the Hurricane Katrina relief efforts. While there, OHN helped in building homes through construction. Over the years, OHN has morphed into helping homeless children on the streets of Freetown, Sierra Leone get an education and shelter. OHN has also done a free Summer Soccer Camp in Boston for month in 2012 for the Boston youth.

Willems briefly attended the University of Florida - Rinker School of Construction Management for his Masters in 2012/2013 school year, until he received a contract position at Kroger. The position was in Louisville, KY in Kroger's Facilities Engineering Dept as an Assistant Project Manager for 15 months. While there, Willems worked on remodels, new construction, and expansions of various Kroger stores of different sizes. The budgets ranged from \$12-\$25M for the projects. Willems was assigned to be a project manager for a \$2.2M store remodel. For the project, Willems conducted a site walkthrough with the architect & other consultants to identify the scope of work, did a final estimate based on material, labor & equipment costs, analyzed the A&E plans to make sure the scope was covered, lead a pre-bid meeting, analyzed all the bids, selected the best bid and started the project until contract ended. Please see the resume and project list for a further breakdown of other projects.

After the contract ended, Willems returned to Boston in Dec 2014 and received an entry-level structural engineer position at a local MBE firm called "B+AC, LLC," started by Balram Chamaria. While there, Willems helped designed various industrial, institutional, commercial, and residential projects in Massachusetts, Rhode Island, and New York City. During that time, Willems received him Real Estate Salesperson license in Massachusetts in October 2016. Willems worked briefly as a real estate agent for Key Realty Group in Boston while keeping his engineering position, but decided to focus on engineering a few months into the position. Willems spent 4+ years at B+AC, and then left for a structural engineer position in Strand Systems Engineering in Dallas, TX in Feb 2019. At Strand, Willems only worked on various residential home projects in Texas, Arizona, and Louisiana. It was not a good fit, and both parties parted ways in June 2019.

During this off-time, Willems wanted to focus on his passion which is cities & real estate development. Willems started a blog called "YourbanPulse", worked on various Real Estate

Wholesale deals, and tried to acquire several apartment complexes using the Master-Lease option agreement. Willems sent out many letters of intent to acquire properties, and spoke to several Brokers with little success to acquire apartment complexes in the "Texas Triangle."

On January 2020, Willems started a new remote structural engineer position with a construction/development company, PKG Construction, in California with projects primarily in Oregon, California, and eventually Texas. In this role, Willems does engineering, some architecture, and working with the building department to get plans permitted. The projects range from residential flips/rehab, to new construction.

Evidence of Financing

In progress. Speaking with lenders and potential investors.

Construction Employment Plan

Our targets for the development projects include:

- **Architect:** Stull and Lee Incorporated (MBE)
- **Plumber:** General A.C. and Heating (MBE)
- **HVAC:** General A.C. and Heating (MBE)
- **Electrician:** Dagle Electrical Construction (MBE)
- **Site Work:** A&M Home Services LLC (MBE)
- **Foreman & Laborers:** Will hire.
- **Vendors:** Will seek local suppliers.

We will work to include women, veterans, and Boston residents within this project when selected and as the project progresses.

Business Opportunity Plan

Do not currently hold any MBE certification and not a Boston based business.

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Willem's Lereille

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No.

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No.

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No.

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No.

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No.

Signed under the pains and penalties of perjury this

6th day of April, 2020

SIGNATURE: William Levell

TITLE: President

ORGANIZATION: Pearl Rock Ventures

ADDRESS: 1131 Hidden Ridge, APT #1110
Irving, TX 75038

City of Boston (COB) – Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: *Willem Leveille*

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

Willem Leveille, President
Print Name and Title

Willem Leveille
Authorized Representative's Signature

4/6/2020
Date

Applicant Contact (If different from above) _____ Telephone Number _____

OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):

Boston Water & Sewer Commission Y\$ _____ N
Signature and Date: _____

Notes: _____

Department of Neighborhood Development Y\$ _____ N
Signature and Date: _____

Notes: _____

Public Works Department Y\$ _____ N
Signature and Date: _____

Notes: _____

Treasury Department Y\$ _____ N
Signature and Date: _____

Notes: _____

DND Contact _____ Division _____ Program _____ Phone: ext. _____

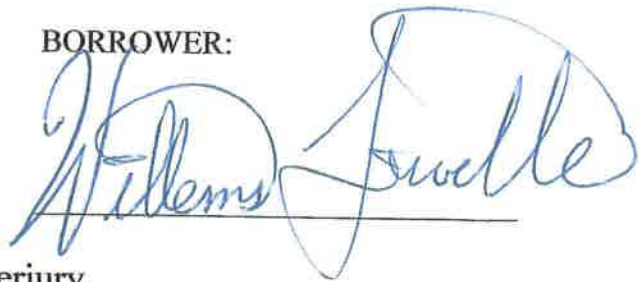
Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

A handwritten signature in blue ink, appearing to read "William J. Swelle", written over a horizontal line.

Signed under the pains and penalties of perjury.

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

_____ 20__

Then personally appeared the above named _____, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

Name:
Notary Public

My Commission Expires:



CITY OF BOSTON JOBS AND LIVING WAGE ORDINANCE

THE LIVING WAGE DIVISION • (617) 918-5236

BENEFICIARY AFFIDAVIT

Any for-profit Beneficiary who employs at least 25 full-time equivalents (FTEs) or any not-for-profit Beneficiary who employs at least 100 FTEs who has been awarded assistance of \$100,000 or more from the City of Boston must comply with the **First Source Hiring Agreement** provisions of the Boston Jobs and Living Wage Ordinance.

If you are submitting a request for proposal, request for qualification, or invitation for bid, or negotiating a loan, grant, or other financial assistance that meets the above criteria, you must submit this affidavit along with your proposal. If you believe that you are exempt from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance, complete Part 4: Exemption From First Source Hiring Agreement Provisions, or if you are requesting a general waiver, please complete Part 5: General Waiver Reason(s).

IMPORTANT: Please print in ink or type all required information. Assistance in completing this form may be obtained by calling the Living Wage Administrator in the Living Wage Division of the Office of Workforce Development, telephone: (617) 918-5236.

PART 1: BENEFICIARY OF ASSISTANCE INFORMATION:

Name of Beneficiary: PearlRock Ventures

Contact person: Willems Leveille

Address: 1131 Hidden Ridge, APT #1110 Irving, TX 75038
Street City Zip

Telephone #: 617-230-2487 E-Mail: PearlRockRealEstate@gmail.com

PART 2: ASSISTANCE INFORMATION:

Name of the program or project under which the assistance is being awarded:
Neighborhood Homes Initiative

City of Boston awarding department: _____

Bid or proposal amount: \$ 1,392,850

Date assistance documents executed: _____ Award end date: _____

Duration of award: 1 year 2 years 3 years Other: _____ (years)

PART 3: ADDITIONAL INFORMATION

Please answer the following questions regarding your company or organization:

1. Your company or organization is: *check one:*

- For Profit
- Not For Profit

2. Total number of employees whom you employ: 0

3. Total number of employees who will be assigned to work on the above-stated award: 0

4. Do you anticipate hiring any additional employees?

- Yes
- No

If yes, how many additional FTEs do you plan to hire? 8

PART 4: EXEMPTION FROM FIRST SOURCE HIRING AGREEMENT PROVISIONS OF THE BOSTON JOBS AND LIVING WAGE ORDINANCE

Any Beneficiary who qualifies may request an exemption from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance by completing the following:

I hereby request an exemption from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance for the following reason(s): Attach any pertinent documents to this application to prove that you are exempt. Please check the appropriate box(es) below:

- The construction contract awarded by the City of Boston is subject to the state prevailing wage law; or
- Assistance awarded to youth programs, provided that the award is for stipends to youth in the program. "Youth Program" means any city, state, or federally funded program which employs youth, as defined by city, state, or federal guidelines, during the summer, or as part of a school to work program, or in other related seasonal or part-time program; or
- Assistance awarded to work-study or cooperative educational programs, provided that the assistance is for stipends to students in the programs; or
- Assistance awarded to vendors who provide services to the City and are awarded to vendors who provide trainees a stipend or wage as part of a job training program and provides the trainees with additional services, which may include but are not limited to room and board, case management, and job readiness services, and provided further that the trainees do not replace current City-funded positions.

Please give a full statement describing in detail the reasons you are exempt from the First Source Hiring Agreement provisions the Boston Jobs and Living Wage Ordinance (attach additional sheets if necessary):

PART 5. GENERAL WAIVER REASON(S)

I hereby request a general waiver from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance. The application of the First Source Hiring Agreement to my assistance violates the following state or federal statutory, regulatory or constitutional provision(s).

State the specific state or federal statutory, regulatory or constitutional provision(s), which makes compliance with the First Source Hiring Agreement unlawful;

GENERAL WAIVER ATTACHMENTS:

Please attach a copy of the conflicting statutory, regulatory or constitutional provision(s) that makes compliance with this ordinance unlawful.

Please give a full statement describing in detail the reasons the specific state or federal statutory, regulatory or constitutional provision(s) makes compliance with the First Source Hiring Agreement unlawful (attach additional sheets if necessary):

PART 6: BENEFICIARY OF ASSISTANCE AFFIDAVIT:

I, (print or type) Pearl/Rock Ventures, the Beneficiary, certify and swear/affirm that the information provided on this **Beneficiary Affidavit** is true and within my own personal knowledge and belief.

Signed under the pains and penalties of perjury.

SIGNATURE: *William Seville* DATE: 4/6/2020
TITLE: President

WL



CITY OF BOSTON JOBS AND LIVING WAGE ORDINANCE

THE LIVING WAGE DIVISION • (617) 918-5236

NOTICE TO BENEFICIARIES

Requirements of the Boston Jobs and Living Wage Ordinance

All City of Boston departments awarding assistance must provide Beneficiaries with a copy of this notice.

IMPORTANT NOTICE: Beneficiaries are required to comply with the First Source Hiring provisions of the Boston Jobs and Living Wage Ordinance. Beneficiaries are not required to comply with the living wage provisions of the ordinance.

- 1. BENEFICIARIES:** Any for-profit employer who employs at least 25 full-time equivalents (FTEs) or any not-for-profit employer who employs at least 100 FTEs who has been awarded assistance of \$100,000 or more from the City of Boston must comply with the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance. FTE is defined in the living wage ordinance as a formula to calculate the number of employee work hours that equal one full-time position. For the purposes of this ordinance, full-time shall mean the standard number of working hours, between 35 hours and 40 hours per week that is used by the Beneficiary to determine full time employment.
- 2. DEFINITION OF ASSISTANCE:** Assistance shall mean any loan, grant, tax incentive, bond financing, subsidy, or other form of assistance of \$100,000 or more realized by or through the authority or approval of the City of Boston, including, but not limited to Industrial Development Bonds, Community Development Block Grant (CDBG) loans and federal Enhanced Enterprise Community designations. Leases and subleases are not assistance.
- 3. BENEFICIARY AFFIDAVIT REQUIRED:** All Beneficiaries receiving an award from the City of Boston of \$100,000 or more, must file a **Beneficiary Affidavit, (Form B-1)**, along with their submission to the awarding department.
- 4. FIRST SOURCE HIRING AGREEMENT:** All Beneficiaries who are awarded assistance from the City of Boston shall sign a **First Source Hiring Agreement (Form B-3)** with one or more referral agencies or One-Stop Career Centers.
- 5. THE LIVING WAGE DIVISION:** The Living Wage Division of the Office of Workforce Development is the agency responsible for the overall implementation, compliance and enforcement of the Ordinance. They are located at 43 Hawkins Street, Boston, MA, 02114. If you need assistance or further information, contact the Living Wage Administrator at (617) 918-5236.
- 6. EARNED INCOME TAX CREDIT:** Certain employees who earn less than \$54,000 per year may be eligible for a federal and/or state tax credit called the Earned Income Tax Credit (EITC). Your payroll clerk is required to keep on hand the appropriate Internal Revenue Service form (Form W-5), information, and instructions in the event any of your employees requests assistance in claiming these tax credits.

CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 6th day
of April, 2020
Month Year



Proposer Signature

Co-Proposer Signature (If Applicable)