

*Disaster Recovery &
Compliance*
36 Court Street - Room 405
Springfield, MA 01103
Phone (413) 750-2114
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THE CITY OF
SPRINGFIELD, MASSACHUSETTS

October 30, 2015

Charles E. Knight
32 Byers Street, Unit 101
Springfield, MA 01105

Re: Redevelopment of 257 Central Street - Bid # 15-238

Dear Mr. Knight,

The City of Springfield through its' RFP Review Committee has recommended to Mayor Sarno to designate you Preferred Developer status for the property located at 257 Central Street included in RFP Bid #SPG-15-238.

Your designation as Preferred Developer will expire on May 30, 2016.

The RFP Review Committee has determined that prior to the expiration of Preferred Developer designation the developer shall complete and/or make note of the following:

1. Development plan shall be refined to correspond with recommendations from the City of Springfield, Office of Disaster Recovery.
2. Updated financing that reflects changes to the development plan should be submitted.
3. The property is located within a Local Historic District and full review and approval of all exterior changes to the building by the Springfield Historic Commission is required before work at the property can begin.
4. Environmental Review must completed by the City of Springfield, Office of Disaster Recovery.

If the City can be of any assistance as you proceed, please contact Tina Quagliato at (413)787-6500.
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tina Quagliato'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Tina-Marie Quagliato
Disaster Recovery & Compliance

Cc: Lauren Stabilo, Chief Procurement Officer

Necessary Updates to Redevelopment Plan for 257 Central Street

Masonry

- Right side of foundation has a bow outside and is not 4' below frost grade. Estimate to repair foundation and ensure it goes below the frost grade must be added to Redevelopment Plan.
- Clarification regarding plan to utilize existing brick to repair chimney should be included within the Redevelopment Plan.

General Carpentry

- Entire porch needs to be demolished and rebuilt and Redevelopment Plan should be updated to include this.

Roofing

- Redevelopment Plan should be updated to include siding and flashing.

Windows

- Additional detail should be submitted, storm windows and/or replacement of windows is not included.

Framing

- 1st Floor and Cellar stairs must be demolished and rebuilt, they are currently hazardous and unsafe, this must be added to the Redevelopment Plan.

Electrical

- Entire house must be updated, must include total number in redevelopment plan.

HVAC

- Current structure is too small for two heating systems. Only one system should be installed. This must be corrected in the updated Redevelopment Plan.

Plumbing

- Estimate submitted is too low. Redevelopment Plan should be updated to reflect that the entire structure has been gutted of all plumbing and an entirely new system must be installed.

Finish Carpentry

- Additional details must be submitted in updated Redevelopment Plan. Details should include items like how many feet of kitchen cabinet to be installed, how many fixtures in bathroom(s), kitchen, lighting, etc.

Drywall & Painting

- Estimates for Sheetrock/Drywall need to be included in updated Redevelopment Plan for areas where sheetrock/drywall is missing and/or damaged.

Flooring

- Floors are close to being entirely beyond repair, underlayment must be added to updated Redevelopment Plan.

Lead Paint

- There are no estimates for testing, remediating and/or abatement of Lead Paint, nor are Lead Safe work practices mentioned. This must be included in the updated Redevelopment Plan.

Landscaping/Paving

- Redevelopment Plan must be updated to include paved driveways as required by the Inspectional Services Division.

Gas Meters

- It is possible that Columbia Gas will require gas meters to be placed outside the residence. If this is a requirement, it should be included within the updated Redevelopment Plan.