

**** IMPORTANT NOTICE ****

September 20, 2021

Please note that this download contains Addendum #1 to the original plans and specifications. As such you are required to acknowledge ALL addenda in Attachment "C" – Bid Form. Failure to do so could result in the bidder being considered non-responsive.

TOWN OF DEDHAM – BUSSEY STREET PROJECT – APPRAISAL SERVICES

Dedham, Massachusetts

Addendum #1

September 20, 2021

Addendum #1

PART 1 – CLARIFICATIONS AND PROSPECTIVE BIDDER QUESTIONS

1.01 Question: *Confirming that our firm can bid on the appraisal and reviews, however, if we are low bidders on each we cannot do both assignments?*

Answer: A bidder may submit bids on (1) primary appraisal services, (2) review appraisal services, or (3) both primary and review appraisal services. However, the award of the contract will NOT be made to a bidder for both primary appraisal services and review appraisal services.

Question: *We recently submitted an IFB for appraisal services to another Town on a similar project and it flipped into an RFP because the prices were over \$50,000. The Town had to re-open the bids and we had to re-submit based upon new delivery dates. Do you see this happening with the Town of Dedham?*

Answer: The Town of Dedham is following Massachusetts General Laws (M.G.L.) c. 30B for the procurement of supplies and services for contracts estimated to be over \$50,000. As such, a contract would be awarded the responsible and responsive bidder offering the best price.

END OF ADDENDUM #1

**INVITATION FOR BIDS –APPRAISAL SERVICES
BUSSEY STREET ROADWAY AND SIDEWALK IMPROVEMENTS PROJECT
DEDHAM, MA**

Deadline to Submit Bid: September 30, 2021, at 10:00A.M.

The Town of Dedham is soliciting sealed bids on or before September 30, 2021, at 10:00 A.M. from appraisers who meet Massachusetts Department of Transportation (MassDOT) qualifications and are State certified or licensed for appraisal services in connection with the following project (the “IFB”):

DESCRIPTION OF PROJECT

The Bussey Street Roadway and Sidewalk Improvements Project in Dedham, MA will extend from the Dedham Town Line with the City of Boston to a point south of Chauncy Street. The project will include new sidewalks, pavement mill & overlay, wheelchair ramps, curb extensions, bike lanes and sharrows and new superstructure for the Bussey Street bridge

In connection with the project, primary appraisal services and review appraisal services will be required for acquisition of temporary construction easements and permanent easements in connection with the project to be acquired by the Town of Dedham by gift, purchase, eminent domain or otherwise.

Qualified appraisers are invited to submit bids on (1) primary appraisal services, (2) review appraisal services, or (3) both primary and review appraisal services. However, the award of contract will not be made to a bidder for both primary appraisal services and review appraisal services.

SCOPE OF SERVICES

1. The Appraisal Services are fully described in **Attachment A** to this IFB.
2. The parcels for which Appraisal Services are required are identified in **Attachment B** to this IFB.
3. Responsibilities will include, but are not limited to, the following:
 - Attend pre-appraisal meetings with the Town and MassDOT, as necessary
 - Invite owner to property inspection
 - Conduct physical inspection of property
 - Conduct data collection and analysis
 - Determine highest and best use
 - Prepare land/site valuation
 - Consider three approaches to value
 - Conduct reconciliation
 - If applicable, respond to questions/comments from review appraiser
 - Submit correction to appraisal reports

- Disclose any prior involvement with the subject property in the last three years
4. Specifications and bid forms may **ONLY** be obtained via download from the Town of Dedham’s website at <https://www.dedham-ma.gov/departments/engineering/invitation-for-bids-proposals> after September 6, 2021 at 10:00 AM.
 5. A bidder shall submit one copy of its bid in a sealed envelope, clearly marked on its face with the bidder’s name and address and the bid title: “**BUSSEY STREET PROJECT – APPRAISAL SERVICES - IFB**”. Bids must be received by the Town of Dedham at The Engineering Department located at Department of Public Works facility, 55 River Street, Dedham, MA 02026, prior to the submission deadline. Sealed bids that are sent via an independent courier (i.e. FedEx, UPS, etc.) should not require a signature, bids shall be placed in the mailbox located at the front door of the DPW facility. The Town shall not be responsible for the inadvertent opening of any bid not appropriately identified as required prior to the submission deadline. The bidder shall be solely responsible for the timely delivery of its bid. Bids shall be submitted on the Bid Form attached to this IFB as **Attachment “C”**. The Bid Form must be signed as follows: 1) if the bidder is an individual, by him/her personally; 2) if the bidder is a partnership, by the name of the partnership, followed by the signature of each general partner; and 3) if the bidder is a corporation, by the authorized officer, whose signature must be attested to by the Clerk/Secretary of the corporation and the corporate sealed affixed to the Certificate of Vote included in this IFB.
 6. Bids will be opened in the Department of Public Works facility, 55 River Street, Dedham, MA 02026, at 10:00 AM. Bid openings will not be open to the public, however the bid opening will be available through video conference using Zoom. Zoom can be downloaded for free at www.zoom.us to access video conferencing, or the conference can be joined by audio only without the use or need of the Zoom application at all. All pertinent information for the Zoom video conference is shown below:

Topic: Appraisal Services - Bid Opening

Time: Sept. 30, 2021 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting: <https://zoom.us/j/5274574085>

Meeting ID: 527 457 4085

Dial by your location:

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 527 457 4085

Find your local number: <https://zoom.us/j/adb77k4K1>

7. The Town reserves the right to cancel this IFB, or to reject in whole or in part any and all bids, if it is determined to be in the best interests of the Town to do so. The Town further reserves the right to award one or more contracts under this IFB to the lowest bid by a responsive and responsible bidder in order to provide the most economical pricing structure.
8. A bidder may correct, modify, or withdraw a previously submitted bid by written notice received by the Town of Dedham at the address indicated above prior to the time and date for the opening of bids. Bid modifications must be submitted in a sealed envelope clearly marked, with the bidder's name and address and the bid title "**BUSSEY STREET ROADWAY AND SIDEWALK IMPROVEMENTS PROJECT IFB – Modification No. ___**".
9. After the bid opening, a bidder may not change any provision of the bid in a manner prejudicial to the interests of the Town or fair competition. Minor informalities will be waived or the bidder will be permitted to correct them. If a mistake and the intended bid are clearly evident on the face of the Bid Form, the mistake will be corrected to reflect the intended correct bid, and the bidder will be notified in writing; the bidder may not withdraw the bid. A bidder may withdraw its bid if a mistake is clearly evident on the face of the Bid Form, but the intended correct bid is not similarly evident.
10. The contract will be awarded within thirty (30) days after the bid opening. The time for the award may be extended for up to forty-five (45) additional days by mutual agreement between the Town and the apparent lowest responsive and responsible bidder. All bid prices submitted in response to this IFB must remain firm for thirty (30) days following bid opening, and for any extension of the time for award of the contract as provided above.
11. The submission of a bid will be construed to mean that the respondent is fully informed as to the extent and character of the services and deliverables required and a representation that the respondent can furnish the services and deliverables satisfactorily in complete compliance with this IFB.
12. Questions concerning this IFB should be directed to the Town, Attn: Jason L. Mammone, P.E., Director of Engineering, in writing, via email to jmammone@dedham-ma.gov no later than September 17, 2021 by 12:00 PM. No questions will be considered, or interpretations issued, unless such request is received by the contact person above within the specified time-period. All questions of a substantive nature shall be provided as an addendum to this IFB to all potential respondents.
13. Each bid submission shall contain the Bid Form (**Attachment C**), a Certificate of Non-Collusion (**Attachment D**), a Tax Compliance Certificate (**Attachment E**) and a Certificate of Vote (corporate bidders only) (**Attachment F**).
14. If any changes are made to this IFB an addendum will be sent to all Bidders on record as having received the IFB. All potential respondents should ensure that the Town has their contact information to ensure that they receive any addenda to this IFB. All addenda must be

acknowledged on respondent's quote. Failure to do so may, at the Town's discretion, result in automatic rejection of bid.

15. The successful bidder shall obtain and maintain during the term of the contract, insurance as outlined in Article 12 of this Contract. Please see Article 12 for details.

SUBMISSION REQUIREMENTS

A complete bid package must be submitted to the Engineering Department, located at the Department of Public Works facility at 55 River Street, Dedham, MA 02026 on or before **September 30, 2021, at 10:00 A.M.** and will consist of the following:

1. A completed Bid Form (Attachment "C");
2. A signed Certificate of Non-Collusion (Attachment "D");
3. A signed Certificate of Tax Compliance (Attachment "E");
4. A signed Certificate of Vote (corporate bidders only) (Attachment "F");
5. Evidence that the appraiser meets the requisite qualifications and is State certified or licensed;
6. A signed Summary of Qualifications, including education, credentials, and court testimony experience;
7. Evidence of Insurance; and,
8. List of clients for whom comparable services have been provided within the past five (5) years with address, phone number, and name of contact person.

Submissions must be sealed and sent to the above location clearly marked – "**BUSSEY STREET PROJECT – APPRAISAL SERVICES - IFB.**"

Respondents must submit all forms/documentation set forth above to the satisfaction of the Town, and clearly demonstrate adequate similar prior experience consistent with the work set forth herein in order to warrant further consideration.

RULE FOR AWARD

The contract will be awarded to the respondent deemed by the awarding authority to be the responsible and responsive bidder offering the best price in accordance with G.L. c.30B.

ADDITIONAL TERMS AND CONDITIONS

1. The selected respondent will be required to execute an agreement with the Town in the form attached hereto as "Attachment G"

2. The information provided in this IFB is provided for informational purposes from the best sources available to the Town, and no information herein is guaranteed. All costs incurred by respondents in responding to this IFB shall be the sole responsibility of the respondent.
3. The Town reserves the right to waive informalities, and to reject all quotes if it is in the Town's best interest.

Attachment “A”
Appraisal Services

The sites should be appraised as is an as highest and best use. As a recipient of federal funding, the Town and selected Appraisal Company is required to comply with:

- The Federal Highway Administration 49 CFR, Part 24 Uniform Relocation Assistance and Real Property Acquisition for Federal-Assisted Programs (Uniform Act)
- The MassDOT’s Local Public Agency Appraisals (LPA) Function Job Aid Guide
- The U.S. Department of Transportation Federal Highway Administration’s “Acquisition-Acquiring Federal and Federal-Aid Programs and Projects” manual, published June 2005, or as amended.

These services must adhere to the LPA Appraisal Function Job Aid and Review Appraisal Checklists, which are required by Federal Highway Administration and is attached for your reference in Attachment. Each property owner must be notified by certified letter with mail-return receipt requested, of his/her right to accompany the appraiser on an inspection of the easement(s) proposed to be acquired.

The project is being undertaken through the MassDOT, and its construction will be federally aided.

The design requires right-of-way acquisitions on approximately fifty-nine (59) properties. In general, these acquisitions involve sixty-two (62) temporary construction easements and two (2) permanent highway/utility easements.

It should be noted that easements on properties belonging to the Town of Dedham are not included in the proposal. The easements will be acquired by the Town through a permit and will be arranged without benefit of an appraisal.

The Primary Appraisal Report and Review Appraisal Reports of the individual parcels must be prepared and delivered to the Town, as soon as possible after execution of this Agreement, but in no event later than **90 days following the effective date of this agreement.**

Appraiser shall prepare and deliver individual primary appraisal and review appraisal reports as an electronic version in PDF format.

The measurement for these items will be measured by “Each”, for each parcel appraised and review appraised. The bidder must have availability to complete the Scope of Work within the timeframe required.

The contractor will be paid a contract unit price per “Each) for Primary Appraisal Services and Review Appraisal Services, including all work necessary for final and satisfactory completion of these items as specified, including the completion of the individual Appraisal Review Reports.

The bidder shall provide a single unit price, an average price per parcel property for Primary Appraisal Services and Review Appraisal Services, which will be billed for each property to be appraised. Conditional pricing will be rejected. The addresses are to be include under Attachment "B", however there may be some variation in properties to be appraised, (it may be more or less) but the unit pricing submitted by the bidder will still be applicable to this bid and contract that originates out of this bid.

Attachment "B"
Properties to be Appraised

BUSSEY STREET ROADWAY AND SIDEWALK IMPROVEMENTS PROJECT

Address	Parcel	Titleholder	Deed Book	Page No	LC Cert No.	Cert No.	Easement Type	Easement Area (SF)	Mailing Address
2 Bussey Street	X-TE-1	Marianne Hart AND John Hart	27374	197			Temp	240	
6 Bussey Street	X-TE-2	James S Perfinan	32212	301			Temp	540	
14 Bussey Street	X-TE-3	Matthew E. McCarrick AND Louise M. McCarrick	14038	531			Temp	721	617 Greendale Ave., Needham, MA 02492
13 Bussey Street	X-TE-5	Sam Ho AND Soo W. Yee-Ho	28738	219			Temp	385	52 Endean Dr., E. Walpole, MA 02032
17 Bussey Street	X-TE-6	17 Bussey LLC	37400	490			Temp	429	9 Walden Court, Medfield, MA 02052
20 Bussey Street	X-TE-7	Catherine Sherwood AND Kaitlin O'Brien Nichols	34985	304			Temp	371	
24 Bussey Street	X-TE-8	William Thomas Edgar Corrie AND Katie Victoria Emily Corrie	39341	456			Temp	281	
31 Bussey Street	X-TE-9	Josephine Lahann Revocable Trust	37683	433			Temp	107	
26 Bussey Street	X-TE-10	Karol A. Kolostow, Beatrice M. Ferrara AND Lee Hopwood Jr.	34173	4			Temp	407	
32 Bussey Street	X-TE-11	Vincent Michael Canney	26090	583			Temp	407	
36 Bussey Street	X-TE-12	Marie Michelle Pivarger	25226	246			Temp	575	
	X-PUE-1	Marie Michelle Pivarger	25226	246			Perm	31	
11 Bussey Street	X-TE-13	Karen Fashaw AND Kyle Fashaw	32057	29			Temp	38	
3 Glancy Lane	X-TE-14	Carol J. Arseneau	5842	312			Temp	373	
4 Glancy Lane	X-TE-15	Jenera Dionne Williams	38650	322			Temp	230	
	X-PUE-2	Jenera Dionne Williams	38650	322			Perm	42	
	X-TE-65	Jenera Dionne Williams	38650	322			Temp	129	
44 Bussey Street	X-TE-16	John E. Vandenberg AND Carol C. Vandenberg	5813	618			Temp	396	
50 Bussey Street	X-TE-17	Michael Khouri AND Joanne Zampese Sacco (Life Estate)	38904	23			Temp	286	
47 Bussey Street	X-TE-18	Jonathan E. Demarris AND Patricia Demarris	16771	440			Temp	78	
59-61 Bussey Street	X-TE-19	59-61 Bussey Street Condominium Trust (Declaration of Trust)	23268	224			Temp	231	
	X-TE-19	59-61 Bussey Street Condominium Trust (Master Deed)	23268	211			Temp	231	
60 Bussey Street	X-TE-20	Glen Stivalletta	32073	209			Temp	242	7 Rockingham Avenue, W. Roxbury, MA 02132
64 Bussey Street	X-TE-21	Natasha Mock	35396	465			Temp	392	
63 Bussey Street	X-TE-22	Bonnie McNamara	17731	54			Temp	292	
68 Bussey Street	X-TE-23	Karlyn M. Valdez AND Dilanny J. Pimentel	38504	23			Temp	300	
70 Bussey Street	X-TE-24	Konstantia Boutalis	32146	364			Temp	410	
78 Bussey Street	X-TE-25	Scherley Jean-Baptiste	39295	476			Temp	341	
73 Bussey Street	X-TE-26	Marc S. Flagg	13955	53			Temp	115	
82 Bussey Street	X-TE-27	Anthony G. Beninati AND Elizabeth A Beninati	12518	122			Temp	119	
	X-TE-28	Anthony G. Beninati AND Elizabeth A Beninati	12518	122			Temp	173	
79 Bussey Street	X-TE-29	Mark D. Santora	20994	511			Temp	518	

BUSSEY STREET ROADWAY AND SIDEWALK IMPROVEMENTS PROJECT

19 Colonial Drive	X-TE-30	Walid Abraham AND Farah Faldonie	32933	44				Temp	188
87 Bussey Street	X-TE-31	Christopher Williams AND Cyriese Williams	36642	418				Temp	218
92 Bussey Street	X-TE-32	Francine Berardinelli	35709	341				Temp	296
94 Bussey Street	X-TE-33	Susan L. Cuthbert AND Jules K. Cuthbert	11998	232				Temp	364
99 Bussey Street	X-TE-34	Boston Upholstery & Design, Inc.			181877			Temp	220
99 Bussey Street	X-TE-35	Boston Upholstery & Design, Inc.			181877			Temp	422
96 Bussey Street	X-TE-36	Yuri Babayan	24434	111				Temp	199
104-106 Bussey Street	X-TE-37	Brian M. Keaney	29199	124				Temp	403
1 Belknap Street	X-TE-38	Konstantinos A. Moustakis, Sr. AND Clara Moustakis	34821	663				Temp	184
110 Bussey Street	X-TE-39	John Rush AND Janie Rush	32737	173				Temp	158
111-115 Bussey Street	X-TE-40	111-115 Bussey Street Condominium Trust (Declaration of Trust)	24877	236				Temp	469
	X-TE-40	111-115 Bussey Street Condominium Trust (Master Deed)	24877	224				Temp	469
114 Bussey Street	X-TE-41	Supreme Development, Inc.	37444	332				Temp	191
123 Bussey Street	X-TE-42	Salvatore A. Natale, Jr. AND Anna Maria Natale	14409	543				Temp	602
124 Bussey Street	X-TE-43	Jirawadee Srisuwan AND Armond Sreesuwan	36062	220				Temp	203
127 Bussey Street	X-TE-44	Vinette Raby AND Kadeejah Goslin	36584	327				Temp	432
128 Bussey Street	X-TE-45	126-128 Bussey Street Condominium Trust (Declaration of Trust)	25028	557				Temp	59
	X-TE-45	126-128 Bussey Street Condominium Trust (Master Deed)	25028	542				Temp	59
24 Belknap Street	X-TE-46	Lauraine V. McElroy	28384	505				Temp	106
133 Bussey Street	X-TE-47	Daniel G. Arenz AND Stephanie Mills	35325	87				Temp	66
137 Bussey Street	X-TE-48	137 Bussey Street Trust	10679	488				Temp	367
141 Bussey Street	X-TE-49	Gilbert Aaron Perea	30061	476				Temp	194
145 Bussey Street	X-TE-50	Maria C. Chacon	33071	336				Temp	286
149 Bussey Street	X-TE-51	Glen Stivaletta	26022	415				Temp	285
213 Colburn Street	X-TE-52	First Privilege LLC			197457			Temp	201
185 Bussey Street	X-TE-53	The Landing at 185 Condominium Trust (Declaration of Trust)	31335	309				Temp	501
202 Bussey Street	X-TE-53	The Landing at 185 Condominium Trust (Master Deed)	31335	291				Temp	501
198 Bussey Street	X-TE-54	Bussey Street LLC			155370			Temp	575
205 Bussey Street	X-TE-55	John A. Baylats	39574	367				Temp	235
205 Bussey Street	X-TE-56	John A. Baylats			205402			Temp	25

BUSSEY STREET ROADWAY AND SIDEWALK IMPROVEMENTS PROJECT

216 Bussey Street	X-TE-57	Petruzziello Properties, LLC	38409	15				Temp	133	31 Eastbrook Road, Dedham, MA 02026
216 Bussey Street	X-TE-58	Petruzziello Properties, LLC	38409	15				Temp	156	31 Eastbrook Road, Dedham, MA 02026
3 Chauncy Street	X-TE-59	3 Chauncy Street LLC			199434			Temp	222	
218 Bussey Street	X-TE-60	Enio Velo	35827	583				Temp	78	
224 Bussey Street	X-TE-61	Petruzziello Properties, LLC	38409	15				Temp	292	31 Eastbrook Road, Dedham, MA 02026
222 Colburn Street & 171 Bussey Street	X-TE-62	Town of Dedham	3023	148				Temp	3665	
194 Colburn Street, 171 Bussey Street & 180 Bussey Street	X-TE-63	Town of Dedham	NA	NA				Temp	7911	
7 Bussey Street	X-TE-64	Avi A. Kurlantzick AND Haley R. Oller	36320	110				Temp	196	

LEGEND

Easements on properties belonging to the Town of Dedham are NOT included in this proposal.



Attachment "C"

Bid Form

TO: The Town of Dedham

Having read the bid invitation and accompanying conditions and agreeing to comply fully with them, the undersigned submits this bid for APPRAISAL SERVICES:

Item	Estimated Quantity	Unit	Unit Price	Total
1. Primary Appraisal Services	59	EA		
2. Review Appraisal Services	59	EA		

(Award based on lowest total Primary & lowest total Review Appraisals)

Bidder acknowledges receipt of the following addenda:

No. _____ Dated: _____

No. _____ Dated: _____

No. _____ Dated: _____

The undersigned hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work and that he will comply fully with all laws and regulations applicable to awards made subject to Chapter 30B.

The undersigned certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity. The undersigned further certifies under penalty of perjury that the undersigned is not presently debarred from doing public construction work in the Commonwealth of Massachusetts under the provisions of Section 29F of M.G.L. Chapter 29, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

The Bidder agrees that within 10 days of receipt of the written notice of acceptance of this bid, the Bidder will execute the owner-contractor agreement in the form presented by the Town of Dedham.

This bid must bear the signature of the BIDDER or authorized agent of the BIDDER. If the BIDDER is a corporation or partnership, the bid must be signed by a duly authorized officer of such corporation or by a partner and the title of such officer must be stated.

Authorized Signature: _____ **Date:** _____

Name and Title: _____

Name of Firm: _____

Address: _____

Telephone Number: _____ **FAX:** _____

Federal Tax I.D. Number: _____

(SEAL – If bid is by a corporation)

ATTEST _____

Attachment “D”

Certificate of Non-Collusion

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

(Signature of person signing the bid)

(Name of Business)

Attachment "E"

Certificate of Tax Compliance

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I,

_____, authorized signatory for

_____, do hereby certify under the pains and penalties

(Name of Contractor)

of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

CONTRACTOR

By: _____
(Signature of Authorized Representative)

Title: _____

Date: _____, 20__

Attachment "F"

Certificate of Corporate Authority

At a duly authorized meeting of the Board of Directors of _____
(Name of Corporation)

held on _____ it was VOTED that:
(Date)

(Name)

(Officer)

of this corporation, be and he/she hereby is authorized to execute contracts, deeds and bonds in the name and on behalf of said corporation, and affix its corporate seal hereto; and such execution of any contract, deed or obligation in this corporation's name on its behalf by such _____ under seal of the company, shall be valid and binding upon this corporation.
(Officer)

A True Copy,

ATTEST: _____

TITLE: _____

PLACE OF BUSINESS: _____

DATE OF THIS CERTIFICATE: _____

I hereby certify that I am the clerk of the _____
that _____ is the duly elected _____ of said
corporation, and that the above vote has not been amended or rescinded and remains in full force
and effect as of the date of this contract.

(Clerk)

CORPORATE SEAL:

Attachment "G"

AGREEMENT FOR APPRAISAL SERVICES

The following provisions shall constitute an Agreement between the Town of Dedham, acting by and through its Town Manager and having an address of Dedham Town Hall, 450 Washington Street, Dedham, MA 02026, hereinafter referred to as "Town," and _____, hereinafter referred to as "Contractor", with an address of _____, effective as of the ____ day of _____, 2021. In consideration of the mutual covenants contained herein, the parties agree as follows:

ARTICLE 1: SCOPE OF WORK:

The Contractor shall perform all work and furnish all services necessary to provide the Town with appraisal services, including the scope of services set forth in Attachment A.

ARTICLE 2: TIME OF PERFORMANCE:

The Contractor shall complete all primary appraisal work and services required as soon as possible after execution of this Agreement, but in no event later than 90 days following the effective date of the Agreement.

OR

The Contractor shall perform all review appraisal work and services required as soon as possible after execution of this Agreement and receiving the primary appraisals, but in no event later than 30 days following the receipt of the primary appraisals. The Contractor should be aware that the contractor awarded the primary appraisal work is required to perform all work and services as soon as possible after execution of their Agreement, but in no event later than 90 days following the effective date of the Agreement.

ARTICLE 3: COMPENSATION:

The Town shall pay the Contractor for the performance of the work outlined in Article 1 above the contract sum of \$_____. The Contractor shall submit monthly invoices to the Town for services rendered, which will be due 30 days following receipt by the Town.

ARTICLE 4: CONTRACT DOCUMENTS:

The following documents form the Contract and all are as fully a part of the Contract as if attached to this Agreement or repeated herein:

1. This Agreement.
2. Amendments, or other changes mutually agreed upon between the parties.
3. All attachments to the Agreement.

In the event of conflicting provisions, those provisions most favorable to the Town shall govern.

ARTICLE 5: CONTRACT TERMINATION:

The Town may suspend or terminate this Agreement by providing the Contractor with ten (10) days written notice for the reasons outlined as follows:

Failure of the Contractor, for any reason, to fulfill in a timely and proper manner its obligations under this Agreement.

1. Violation of any of the provisions of this Agreement by the Contractor.
2. A determination by the Town that the Contractor has engaged in fraud, waste, mismanagement, misuse of funds, or criminal activity with any funds provided by this Agreement.

Either party may terminate this Agreement at any time for convenience by providing the other party written notice specifying therein the termination date which shall be no sooner than thirty (30) days from the issuance of said notice. Upon receipt of a notice of termination from the Town, the Contractor shall cease to incur additional expenses in connection with the Agreement. Upon such termination, the Contractor shall be entitled to compensation for all satisfactory work completed prior to the termination date as determined by the Town. Such payment shall not exceed the fair value of the services provided hereunder.

ARTICLE 6: INDEMNIFICATION:

The Contractor shall defend, indemnify and hold harmless the Town and its officers, agents, and all employees from and against claims arising directly or indirectly from the contract. Contractor shall be solely responsible for all local taxes or contributions imposed or required under the Social Security, Workers' Compensation, and income tax laws. Further, the Contractor shall defend, indemnify and hold harmless the Town with respect to any damages, expenses, or claims arising from or in connection with any of the work performed or to be performed under this Agreement. This shall not be construed as a limitation of the Contractor's liability under the Agreement or as otherwise provided by law.

ARTICLE 7: AVAILABILITY OF FUNDS:

The compensation provided by this Agreement is subject to the availability and appropriation of funds.

ARTICLE 8: APPLICABLE LAW:

The Contractor agrees to comply with all applicable local, state and federal laws, regulations and orders relating to the completion of this Agreement. This Agreement shall be governed by and construed in accordance with the law of the Commonwealth of Massachusetts.

ARTICLE 9: ASSIGNMENT:

The Contractor shall not make any assignment of this Agreement without the prior written approval of the Town.

ARTICLE 10: AMENDMENTS:

All amendments or any changes to the provisions specified in this Contract can only occur when mutually agreed upon by the Town and Contractor. Further, such amendments or changes shall be in writing and signed by officials with authority to bind the Town. No amendment or change to the contract provisions shall be made until after the written execution of the amendment or change to the Contract by both parties.

ARTICLE 11: INDEPENDENT CONTRACTOR:

The Contractor acknowledges and agrees that it is acting as an independent contractor for all work and services rendered pursuant to this Agreement and shall not be considered an employee or agent of the Town for any purpose.

ARTICLE 12: INSURANCE:

The Contractor will carry insurance coverage as outlined in the below chart.

Type of Insurance	Limit Requirements & Notes
General Liability	<p>\$1,000,000 Per Occurrence \$2,000,000 General Aggregate \$2,000,000 Products/Completed Operations Aggregate</p> <p>General Liability coverage must be maintained on an Occurrence basis, and must be amended to state that the Aggregate Limit applies on a Per Project basis. Explosion, collapse and underground property damage (XCU) hazards must be included. Town of Dedham shall be included as Additional Insured with respect to ongoing and completed operations via endorsements CG 2010 10/01 and CG 2037 10/01 or equivalent, and this policy shall be Primary and Non-Contributory with respect to any other insurance available to Additional Insureds. A Waiver of Subrogation shall be provided in favor of Town of Dedham.</p>
Auto Liability	<p>\$1,000,000 Combined Single Limit – Bodily Injury & Property Damage</p> <p>Auto Liability coverage shall be afforded for all owned, non-owned and hired vehicles used in the performance of the work. Town of Dedham shall be included as Additional Insured, and this policy shall be Primary and Non-Contributory with respect to any other insurance available to Additional Insureds. A Waiver of Subrogation shall be provided in favor of Town of Dedham.</p>

Workers' Compensation & Employers' Liability	Part I: Statutory Limits Part II: \$500,000 Each Accident \$500,000 Disease Per Employee \$500,000 Disease Policy Aggregate A Waiver of Subrogation shall be provided in favor of Town of Dedham.
Umbrella/Excess Liability	\$5,000,000 Per Occurrence \$5,000,000 Aggregate The Contractor shall provide Umbrella Liability coverage in a form at least as broad as primary coverages required in this Exhibit with respect to General Liability, Auto Liability and Employers' Liability. Additional Insured status shall be provided to Town of Dedham as provided by primary coverages. Waivers of Subrogation shall be provided in favor of Town of Dedham as provided by primary coverages. This policy shall be primary/non-contributory with respect to any other insurance available to Additional Insured(s).
Professional Liability Insurance	\$1,000,000 Per Occurrence \$1,000,000 Aggregate A Waiver of Subrogation shall be provided in favor of the Town of Dedham.

All insurers providing coverage pursuant to the contract shall be companies licensed to do business in the Commonwealth of Massachusetts, and acceptable to the Town. Certificates evidencing all such coverages shall be provided to the Town upon the execution of the contract. Each certificate shall specifically refer to the contract and shall state that such insurance is as required by the contract. Failure to provide or continue in force such insurance shall be deemed a material breach of the contract and shall be grounds for immediate termination at the discretion of the Town.

ARTICLE 13: SEVERABILITY:

If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.

ARTICLE 14: ENTIRE AGREEMENT:

This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

ARTICLE 15: COUNTERPARTS:

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be a counterpart original.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

CONTRACTOR

TOWN OF DEDHAM

By

by its Town Manager

Leon Goodwin

Printed Name and Title

Approved as to Availability of Funds:

Town Account or Finance Director

(\$_____)
Contract Sum

Attachment “H”

LPA Appraisal Function Job Aid

LPA Appraisal Function Job Aid

Local Public Agency - Appraisal Responsibilities



- Identify and select qualified appraisers – appraiser and review appraiser
- Establish process for reviewing appraisals
- Ensure appraisals are completed and reviewed appropriately – use your review appraiser as a consultant to assist you (using Your Review Appraiser's Checklist at the end of this job aid)
- Review and approve the final appraisal report
- Establish an amount believed to be just compensation

Note: For your first project or a complex project, schedule a pre-appraisal meeting with your State DOT LPA coordinator and your appraisal and acquisition consultants to discuss the issues

Local Public Agency - Valuation Activities

1. Obtain survey and plans
2. Determine appraisal formats for the following types of acquisitions (and number of appraisals per acquisition)
 - Simple partial acquisitions (strip takings)
 - Simple total acquisitions
 - Complex acquisitions and before/after appraisals
3. Determine appraiser availability
 - Staff or fee
 - Residential or general qualifications
4. Identify the appraisal problem and write scope of work, taking into account;
 - Property ownership rights being acquired
 - Property encumbrances and pre-existing easements
 - Need for specialty appraisals (machinery, arborist, etc.)
 - Cost-to-cure situations
 - If partial acquisition, determine if items such as well or septic system is within take area
5. Determine highest and best use
 - Land viewed as if vacant
 - Contributory value of improvements
 - Possible transitional H&B use
6. Conduct data collection and analysis
 - Collect and verify data and comparable sales
 - Analyze data in relation to subject property
7. Prepare Land/Site Valuation
 - Identify the whole property, or larger parcel
 - Identify and address tenant owned improvements
 - Land is valued prior to consideration of improvements
 - Sales comparison approach typically used
 - If improved, identify realty vs. personalty
 - If before/after appraisal, identify additional after acquisition comparables
 - Develop Cost and Income approach, or explain why not applicable
8. Reconcile separate approaches to value, if appropriate

Local Public Agency - General Post-Valuation Activities

1. Help the review appraiser in thoroughly understanding the appraisal report
2. Discuss questions with the negotiator regarding the appraisal and the valuation process
3. Provide needed data to relocation personnel
4. Provide information to property management relating to highest and best use of the property
5. Serve as a resource to property management providing marketing ideas for disposing of the remainder if it is an uneconomic remnant
6. Assist with legal settlements and litigation (these activities may be performed by the appraiser and/or the review appraiser)
 - Consult on potential legal settlements if necessary
 - Appear as an expert witness in legal proceedings if necessary
 - Serve as a team member in helping to analyze a legal settlement
 - Participate in pre-trial conferences and selection of experts
 - Provide consulting regarding strengths and weaknesses of opponent's evidence
 - Discuss the theory of the case with the attorney to insure the adoption of a correct theory
 - Always consult with an attorney when preparing for discovery
 - Write answers to questions through written interrogatories
 - Produce all documents used in preparing the appraisal
 - Identify other experts or resources to complement your testimony

LPA Appraisal Function
Job Aid

Appraisal Scope of Work Criteria

- Does the Scope of Work require compliance?
 - Federal and State requirements
 - State DOT FHWA approved right-of-way or appraisal manual
 - The definition of an appraisal in 49 CFR 24.2(a)(3)

 - Does the Scope of Work specify property inspection requirements?
 - Give owner opportunity to accompany appraiser on inspection
 - Inspect neighborhood and project area
 - Inspect interior and exterior of subject improvements
 - Provide level of detail of physical characteristics

 - Does the Scope of Work address the following appraisal content requirements?
 - Property description, including floor plan, dimensions, photographs, location maps
 - Property rights to be acquired
 - Definition of value
 - Date of valuation and date of the report
 - Realty/personalty report
 - Observed or known encumbrances
 - Five-year sales history of the property
 - Highest and best use analysis of present use and zonings
 - Present and analyze relevant market information
 - Consider project influence in the appraisal report
 - Report opinions and conclusions
 - Intended use
 - Intended user
 - Required certification
 - Assumptions and limiting conditions
-

LPA Appraisal Function
Duties and Responsibilities - Job Aid

Selecting an Appraiser and a Review Appraiser



Before hiring an Appraiser or a Review Appraiser:

- Consult with your State DOT to ensure both the Appraiser and Review Appraiser meet State DOT qualifications and are State certified or licensed
- Define the appraisal problem and select an Appraiser and a Review Appraiser based on the individual project or the complexity of parcels identified for the acquisition
- Consider the Appraiser and Review Appraiser's past eminent domain experience and quality of services provided to other clients

When selecting an Appraiser or Review Appraiser, check their:

- Education and credentials
- General & Geographic experience
- Property type experience
- Reputation and work ethic
- Court testimony experience
- Prior Agency experience

Appraiser's Responsibilities

- | | |
|--|--|
| ➤ Attend pre-appraisal meetings with LPA and State DOT, if necessary | ➤ Determine highest and best use |
| ➤ Develop scope of work in coordination with LPA | ➤ Prepare land/site valuation |
| ➤ Write the problem definition | ➤ Consider three approaches to value |
| ➤ Prepare a preliminary survey and plan | ➤ Conduct reconciliation |
| ➤ Invite owner to property inspection | ➤ Respond to questions/comments from review appraiser |
| ➤ Conduct physical inspection of property | ➤ Submit correction to appraisal report |
| ➤ Conduct data collection and analysis | ➤ Disclose any prior involvement with the subject property in the last 3 years |

LPA Appraisal Function Job Aid

Review Appraiser's Responsibilities

Review Appraiser's Pre-Appraisal Responsibilities:

- Participate as a member of the project development team to contribute expertise and improve the process through coordination
- Develop an appraisal complexity analysis
- Select an appraiser for the project
- Participate in pre-appraisal meetings
- Assist the Agency in the development of a scope of work

Review Appraiser Appraisal Responsibilities:

- Ensure appraisal compliance with the contract/assignment
- Communicate effectively with appraiser
- Review appraiser's findings
- Prepare review appraiser's report
- Review owner's appraisals, if applicable
- Recommend just compensation
- Establish just compensation, if Agency employee and authorized by Agency

Review Appraiser's Post-Appraisal Responsibilities:

- Negotiation
 - ' Assist acquisition agent with complex appraisal issues
- Relocation
 - ' Prevent double-payments during relocation
 - ' Provide carve-out calculations
- Property management
 - ' Establish economic rent
 - ' Provide data and market trends
- Settlement
 - ' Provide professional advice
- Litigation
 - ' Participate as a member of the litigation team (pre-trial conferences, selecting experts, consulting on strengths/weaknesses of evidence)
 - ' Assist in preparing for discovery (requests for admissions, written interrogatories, motions for producing documents, depositions)
 - ' Provide evidence consultation (discovering flaws in opponent's appraisal)
- Post-project review
 - ' Participate in project evaluation
 - ' Provide input for process improvements
- Provide appraiser evaluation, to be included in Agency appraiser database

Fee Review Appraiser's Responsibilities

Fee Review Appraiser's should

- Comply with the contract
 - Represent the Agency
 - Review the requirements in the same manner as for staff
 - Prepare estimate of market value for Agency approval
-

Your Review Appraiser's Checklist

<p>Ensure The Appraisal Complies With The Contract</p> <ul style="list-style-type: none"> <input type="checkbox"/> Does the appraisal comply with the contract? <input type="checkbox"/> Was the contract developed based on the scope of work? (See page 2 of checklist) <input type="checkbox"/> Does the appraisal comply with both Federal and State appraisal requirements? <input type="checkbox"/> Was the appraisal completed on schedule and all milestones completion dates met? 	<p>Ensure The Appraisal Addresses The Main Requirements Of 49 CFR Part 24</p> <ul style="list-style-type: none"> <input type="checkbox"/> Did the appraiser invite the owner or designated representative to accompany the appraiser on the property inspection? Is this documented? <input type="checkbox"/> What concerns did the property owner or representative express? Are they documented? <input type="checkbox"/> Does the appraisal separately address the tenant-owned improvements? <input type="checkbox"/> Was the tenant-owner given an opportunity to accompany the appraiser on the property inspection? Is this documented? <input type="checkbox"/> Does the appraisal clarify what is compensable and what is non-compensable? <ul style="list-style-type: none"> <input type="radio"/> Have damages occurred? <input type="radio"/> What was the impact of the taking on the remainder? <input type="radio"/> Did you measure the damage? <input type="radio"/> Does the report separate the identification of the damages? <input type="radio"/> Did you find any non-compensable damages included in the appraisal? <input type="radio"/> Did you request appropriate corrections? <input type="checkbox"/> Does the appraisal address all real property affected by the acquisition? <ul style="list-style-type: none"> <input type="radio"/> Does the appraisal consider all improvements? <input type="radio"/> Does the report appraise these improvements if they are impacted? <input type="radio"/> Does the report contain support and/or justification for not appraising the improvements? <input type="checkbox"/> Does the appraisal identify both real and personal property? <ul style="list-style-type: none"> <input type="radio"/> Is there a separate personal property report or list within the appraisal report? <input type="radio"/> Does the personalty report clearly delineate what the value estimate includes? <input type="radio"/> Is there a clear distinction between the personal and the real property? <input type="checkbox"/> If there is a potential uneconomic remnant situation, did the remainder suffer a loss of value? <ul style="list-style-type: none"> <input type="radio"/> Did you find all of the necessary data and analysis information in the report? <input type="radio"/> Do you need to gather more information before making your determination?
<p>Communicate with the Appraiser</p> <p>To communicate effectively with the appraiser, always remember these three points:</p> <ul style="list-style-type: none"> • Critique the report and not the person • Solve the problem • Obtain necessary corrections 	
<p>Determine If Appraiser Used Proper Appraisal Methodology</p> <ul style="list-style-type: none"> <input type="checkbox"/> Does the whole property meet the test of unity of use, contiguity, and ownership, and if not, has the appraiser explained the rationale for determining the whole property? <input type="checkbox"/> Is the appraiser's opinion of highest and best use supported by market data? <input type="checkbox"/> Is the market data comparable to the subject, contain sufficient information, and appear to be properly verified? <input type="checkbox"/> Did the appraiser use and apply the three approaches to value correctly or explain the exclusion of one or more of the approaches. <input type="checkbox"/> Are the adjustments supported by market data or based on subjective reasoning? <input type="checkbox"/> Did the appraiser properly address the value of the partial acquisition and remainder? <input type="checkbox"/> Was project influence, if any, applied correctly? <input type="checkbox"/> Does the report use the proper compensation framework (Federal and State rules) for this jurisdiction? <input type="checkbox"/> Were the assumptions and limiting conditions made in the report reasonable? 	

Your Review Appraiser's Checklist

<p>Ensure The Quality And Accuracy Of The Appraisal</p> <ul style="list-style-type: none"> <input type="checkbox"/> Does the appraisal adhere to quality assurance principles? <ul style="list-style-type: none"> <input type="radio"/> Logical? <input type="radio"/> Consistent? <input type="radio"/> Mathematically correct? <input type="radio"/> Grammatically correct? <input type="radio"/> Clearly written? <input type="radio"/> Legally sufficient? <input type="checkbox"/> Does the appraisal contain any common mistakes? <ul style="list-style-type: none"> <input type="radio"/> Improper methodology? <input type="radio"/> Unsupported adjustments? <input type="radio"/> Data inconsistent with opinion of highest and best use? <input type="radio"/> Erroneous zoning assumptions? <input type="radio"/> Compensability issues? <input type="radio"/> Unsupported damage estimates? <input type="radio"/> Math errors? 	<p>Prepare a Review Appraiser's Report</p> <ul style="list-style-type: none"> <input type="checkbox"/> Is the Review Appraiser's Report based on 49CFR Part 24? <ul style="list-style-type: none"> <input type="radio"/> Is it a written report? <input type="radio"/> Does it identify the appraisal report? <input type="radio"/> Does it document the findings and conclusions? <input type="radio"/> Does it identify damages? <input type="radio"/> Does it include a signed certification stating approved value? <input type="checkbox"/> Did you maintain and develop a comprehensive Review Appraiser's Report? <ul style="list-style-type: none"> <input type="radio"/> Does it discuss the strengths and weaknesses of the appraisal report? <input type="radio"/> Does it maintain a positive approach and avoid negativity? <input type="radio"/> Does it refer to the report and not the person? <input type="radio"/> Does it avoid imposing your opinion instead of the appraiser's?
<p>Verify All Conclusions Are Fully Supported</p> <ul style="list-style-type: none"> <input type="checkbox"/> Did you verify that the appraisal fully supports all conclusions? <ul style="list-style-type: none"> <input type="radio"/> Are the opinions expressed supported by relevant market data? <input type="radio"/> Have you fully evaluated the analysis, data, and conclusions? 	<p>Review Property Owner Appraisals</p> <p>If you received a property owner's appraisal did you ...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Consider the findings? <input type="checkbox"/> Subject it to the same review process? <p>Establish Just Compensation</p> <ul style="list-style-type: none"> <input type="checkbox"/> As a Staff Review Appraiser, did you develop and report the amount believed to be just compensation? <input type="checkbox"/> As a Fee Review Appraiser, did you establish an estimate of market value for Agency approval?
<p>Review Appraiser's Findings</p> <ul style="list-style-type: none"> <input type="checkbox"/> Not acceptable <input type="checkbox"/> Acceptable – meets all requirements but not selected as recommended or approved <input type="checkbox"/> Recommended – as the basis for the establishment of the amount believed to be just compensation <p>Appraisal Review Management Activities</p> <ul style="list-style-type: none"> • Reconcile consistency issues • Reconcile divergent values reconciliation • Provide assistance with project management review 	<p><i>Sequence for the review of an appraisal report –</i></p> <p><i>If you completed your compliance review in a favorable manner, then you accomplished the following:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Reviewed preliminary scope of work</i> <input type="checkbox"/> <i>Read the appraisal</i> <input type="checkbox"/> <i>Checked for compliance with regulations</i> <input type="checkbox"/> <i>Assessed comparability and accuracy of data</i> <input type="checkbox"/> <i>Assessed methodology, judgment, and conclusions</i> <input type="checkbox"/> <i>Assessed quality and accuracy of the report</i>

Attachment “I”

Preliminary ROW Plan Set

DEDHAM
BUSSEY STREET

REVISED COPY
08/05/2021

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	7	15
PROJECT FILE NO.		607899	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY
SHEET 1 OF 3

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (SF +/-)						TOTAL PROPERTY AREA (S.F.)	REMARKS
			DEED BOOK	PAGE NO.	L.C. CERT. NO.	CERT. NO.	TAKEN		EASEMENT		TOTAL TAKEN	REMAINING		
							TOWN	STATE	TYPE	AREA				
X-TE-1	8	MARIANNE HART AND JOHN HART	27374	197					TEMP	240				GRADING, LOAM & SEEDING, DRIVEWAY WORK
X-TE-2	8	JAMES S PERLMAN	32212	301					TEMP	540				GRADING, LOAM & SEEDING, WALKWAY WORK, ROADWAY RESURFACING
X-TE-3	8	MATTHEW E. MCCARRICK AND LOUISE M. MCCARRICK	14038	531					TEMP	721				ROADWAY RESURFACING, GRADING, DRIVEWAY WORK
X-TE-5	8	SAM HO AND SOO W. YEE-HO	28738	219					TEMP	385				GRADING, WALKWAY WORK
X-TE-6	8	17 BUSSEY LLC	37400	490					TEMP	429				GRADING, WALKWAY WORK
X-TE-7	8	CATHERINE SHERWOOD AND KAITLIN O'BRIEN NICHOLS	34985	304					TEMP	371				GRADING, DRIVEWAY WORK
X-TE-8	8	WILLIAM THOMAS EDGAR CORRIE AND KATIE VICTORIA EMILY CORRIE	39341	456					TEMP	281				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-9	8	JOSEPHINE LAHAM REVOCABLE TRUST	37683	433					TEMP	107				GRADING, LOAM & SEEDING
X-TE-10	8	KAROL A. KOLOSTOW, BEATRICE M. FERRARA AND LEE HOPWOOD JR.	34173	4					TEMP	407				GRADING, LOAM & SEEDING, DRIVEWAY WORK
X-TE-11	8	VINCENT MICHAEL CANNEY	26090	583					TEMP	407				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-12	8	MARIE MICHELLE PIVERGER	25226	246					TEMP	575				GRADING, LOAM & SEEDING, WALKWAY WORK
X-PUE-1		MARIE MICHELLE PIVERGER	25226	246					PERM	31				UTILITY WORK
X-TE-13		KAREN FASHAW AND KYLE FASHAW	32057	29					TEMP	38				GRADING, WALKWAY WORK
X-TE-14	8	CAROL J. ARSENEAU	05842	0312					TEMP	373				GRADING, LOAM & SEEDING
X-TE-15	8	JENERRA DIONNE WILLIAMS	38650	322					TEMP	230				GUY WIRE WORK
X-PUE-2		JENERRA DIONNE WILLIAMS	38650	322					PERM	42				UTILITY WORK
X-TE-65		JENERRA DIONNE WILLIAMS	38650	322					TEMP	129				GRADING, DRIVEWAY WORK
X-TE-16	8, 9	JOHN E. VANDENBURGH AND CAROL C. VANDENBURGH	05813	0618					TEMP	396				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-17	9	MICHAEL KHOURI AND JOANNE ZAMPESE SACCO (LIFE ESTATE)	38904	23					TEMP	286				GRADING, WALKWAY WORK
X-TE-18	9	JONATHAN E. DEMARRAIS AND PATRICIA DEMARRIS	16771	440					TEMP	78				GRADING, DRIVEWAY WORK
X-TE-19	9	59-61 BUSSEY STREET CONDOMINIUM TRUST (DECLARATION OF TRUST) / (MASTER DEED)	23268/ 23268	224/ 211					TEMP	231				GRADING, LOAM & SEEDING, DRIVEWAY WORK
X-TE-20	9	GLEN STIVALETTA	32073	209					TEMP	242				GRADING, WALKWAY WORK
X-TE-51	11	GLEN STIVALETTA	26022	415					TEMP	285				WALKWAY WORK
X-TE-21	9	NATASHA MOCK	35396	465					TEMP	392				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-22	9	BONNIE MCNAMARA	17731	54					TEMP	292				DRIVEWAY WORK
X-TE-23	9	KARILYN M. VALDEZ AND DILANNY J. PIMENTEL	38504	23					TEMP	300				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-24	9	KONSTANTIA BOUTALIS	32146	364					TEMP	410				WALKWAY WORK
X-TE-25	9	SCHERLEY JEAN-BAPTISTE	39295	476					TEMP	341				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-26	9	MARC S. FLAGG	13955	53					TEMP	115				DRIVEWAY WORK
X-TE-27	9, 10	ANTHONY G. BENINATI AND ELLIZABETH A BENINATI	12518	122					TEMP	119				DRIVEWAY WORK
X-TE-28	9, 10	ANTHONY G. BENINATI AND ELLIZABETH A BENINATI	12518	122					TEMP	173				WALKWAY WORK

DEDHAM
BUSSEY STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	8	15
PROJECT FILE NO.		607899	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY
SHEET 2 OF 3

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (SF +/-)						TOTAL PROPERTY AREA (S.F.)	REMARKS
			DEED BOOK	PAGE NO.	L.C. CERT. NO.	CERT. NO.	TAKEN		EASEMENT		TOTAL TAKEN	REMAINING		
							TOWN	STATE	TYPE	AREA				
X-TE-29	9, 10	MARK D. SANTORA	20994	511					TEMP	518				GRADING, LOAM & SEEDING, RESET STONE WALL
X-TE-30	9, 10	WALID ABRAHAM AND FARAH FALDONIE	32933	44					TEMP	188				WALKWAY WORK
X-TE-31	9, 10	CHRISTOPHER WILLIAMS AND CYRIESSE WILLIAMS	36642	418					TEMP	218				GRADING, LOAM & SEEDING, DRIVEWAY WORK
X-TE-32	9, 10	FRANCINE BERARDINELLI	35709	341					TEMP	296				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-33	10	SUSAN L. CUTHBERT AND JULES K. CUTHBERT	11998	232					TEMP	364				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-34	10	BOSTON UPHOLSTERY & DESIGN INC.							TEMP	220				DRIVEWAY WORK
X-TE-35	10	BOSTON UPHOLSTERY & DESIGN INC.							TEMP	422				DRIVEWAY WORK, WALKWAY WORK
X-TE-36	10	YURI BABAYAN	24434	111					TEMP	199				DRIVEWAY WORK, WALKWAY WORK
X-TE-37	10	BRIAN N. KEANEY	29199	124					TEMP	403				GRADING, LOAM & SEEDING, DRIVEWAY WORK, WALKWAY WORK
X-TE-38	10	KONSTANTINOS A. MOUSTAKIS, SR. AND CIARA MOUSTAKIS	34821	663					TEMP	184				DRIVEWAY WORK, WALKWAY WORK
X-TE-39	10	JOHN RUSH AND JANE RUSH	32737	173					TEMP	158				DRIVEWAY WORK
X-TE-40	10	111-115 BUSSEY STREET CONDOMINIUM TRUST (DECLARATION OF TRUST) / (MASTER DEED)	24877/24877	236/224					TEMP	469				DRIVEWAY WORK, WALKWAY WORK
X-TE-41	10	SUPREME DEVELOPMENT, INC.	37444	332					TEMP	191				DRIVEWAY WORK
X-TE-42	10	SALVATORE A. NATALIE, JR. AND ANNA MARIA NATALIE	14409	543					TEMP	602				WALKWAY WORK
X-TE-43	10, 11	JIRAWADEE SRISUWAN AND ARNOLD SREESUVAN	36062	220					TEMP	203				DRIVEWAY WORK
X-TE-44	10, 11	VINETTE RABY AND KADEAJAH GOSLIN	36584	327					TEMP	432				WALKWAY WORK
X-TE-45	11	126-128 BUSSEY ST CONDOMINIUM TRUST (DECLARATION OF TRUST) / (MASTER DEED)	25028/25028	557/542					TEMP	59				DRIVEWAY WORK
X-TE-46	11	LAURRAINE V. MCELROY	28384	505					TEMP	106				DRIVEWAY WORK, WALKWAY WORK
X-TE-47	11	DANIEL G. ARENZ AND STEPHANINE MILLS	35325	87					TEMP	66				WALKWAY WORK
X-TE-48	11	137 BUSSEY ST REALTY TRUST	10679	488					TEMP	367				DRIVEWAY WORK, WALKWAY WORK
X-TE-49	11	GILBERT AARON PEREA	30061	476					TEMP	194				DRIVEWAY WORK, WALKWAY WORK
X-TE-50	11	MARIA C. CHACON	33071	336					TEMP	286				DRIVEWAY WORK, WALKWAY WORK
X-TE-52	11	FIRST PRIVILEGE LLC							TEMP	201				DRIVEWAY WORK
X-TE-53	12	LANDING AT 185 CONDOMINIUM TRUST (DECLARATION OF TRUST) / (MASTER DEED)	31335/31335	309/291					TEMP	501				WALKWAY WORK
X-TE-54	12	BUSSEY ST LLC							TEMP	575				DRIVEWAY WORK
X-TE-55	12	JOHN A. BAYIATES	39574	367					TEMP	235				DRIVEWAY WORK
X-TE-56	12	JOHN A. BAYIATES							TEMP	25				DRIVEWAY WORK, WALKWAY WORK
X-TE-57	12	PETRUZZIELLO PROPERTIES, LLC	38409	15					TEMP	133				DRIVEWAY WORK, WALKWAY WORK
X-TE-58	12	PETRUZZIELLO PROPERTIES, LLC	38409	15					TEMP	156				DRIVEWAY WORK

**DEDHAM
BUSSEY STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	8	15
PROJECT FILE NO.		607899	

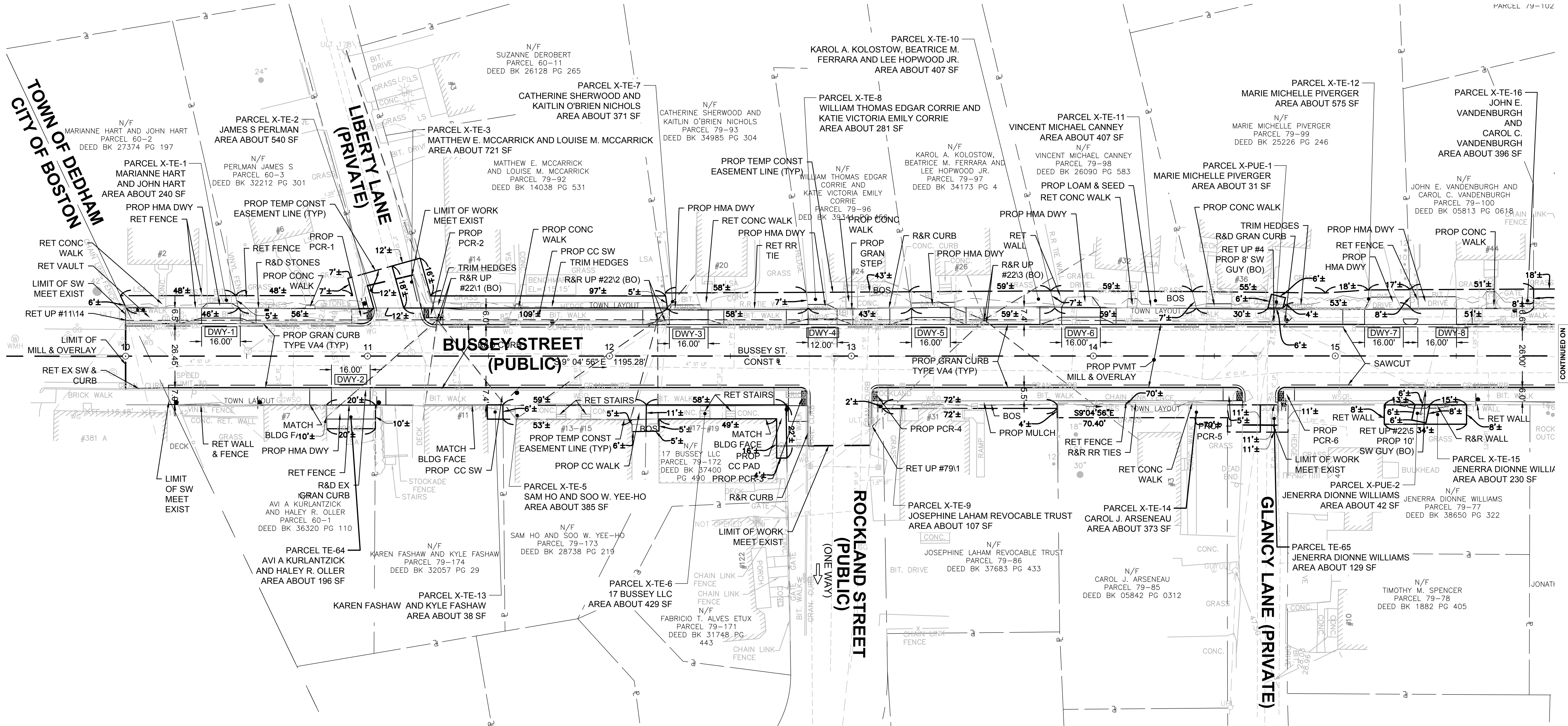
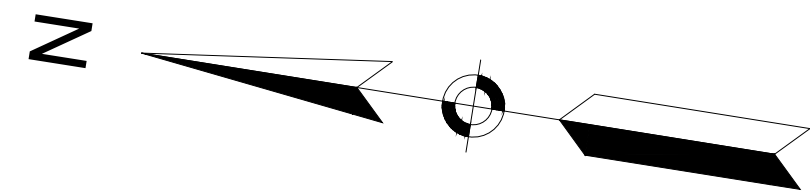
**PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY
SHEET 3 OF 3**

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (SF +/-)				TOTAL PROPERTY AREA (S.F.)	REMARKS		
			DEED BOOK	PAGE NO.	L.C. CERT. NO.	CERT. NO.	TAKEN		EASEMENT				TOTAL TAKEN	REMAINING
							TOWN	STATE	TYPE	AREA				
X-TE-59	12	3 CHAUNCY STREET LLC				199434			TEMP	222			DRIVEWAY WORK	
X-TE-60	12	ENIO VELO	35827	583					TEMP	78			DRIVEWAY WORK	
X-TE-61	12	PETRUZZIELLO PROPERTIES, LLC	38409	15					TEMP	292			DRIVEWAY WORK	
X-TE-62	13	TOWN OF DEDHAM	3023	148					TEMP	3,665			WALKWAY WORK	
X-TE-63	13	TOWN OF DEDHAM	96	108					TEMP	7,911			BRIDGE WORK	
X-TE-64	8	AVI A. KURLANTZICK AND HALEY R. OLLER	36320	110					TEMP	196			DRIVEWAY WORK	

**DEDHAM
BUSSEY STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	11	15
PROJECT FILE NO.		607899	

**PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 1 OF 5**



**TOWN OF DEDHAM
CITY OF BOSTON**

**LIBERTY LANE
(PRIVATE)**

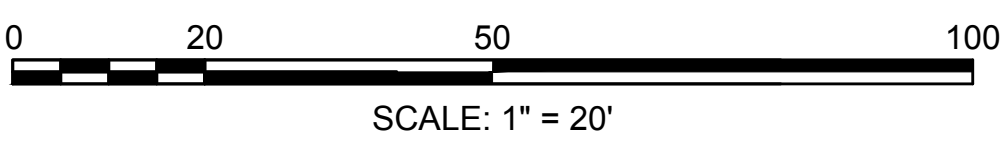
**BUSSEY STREET
(PUBLIC)**

**ROCKLAND STREET
(PUBLIC)
(ONE WAY)**

**GLANCY LANE
(PRIVATE)**

CONTINUED ON
SHEET NO. 12

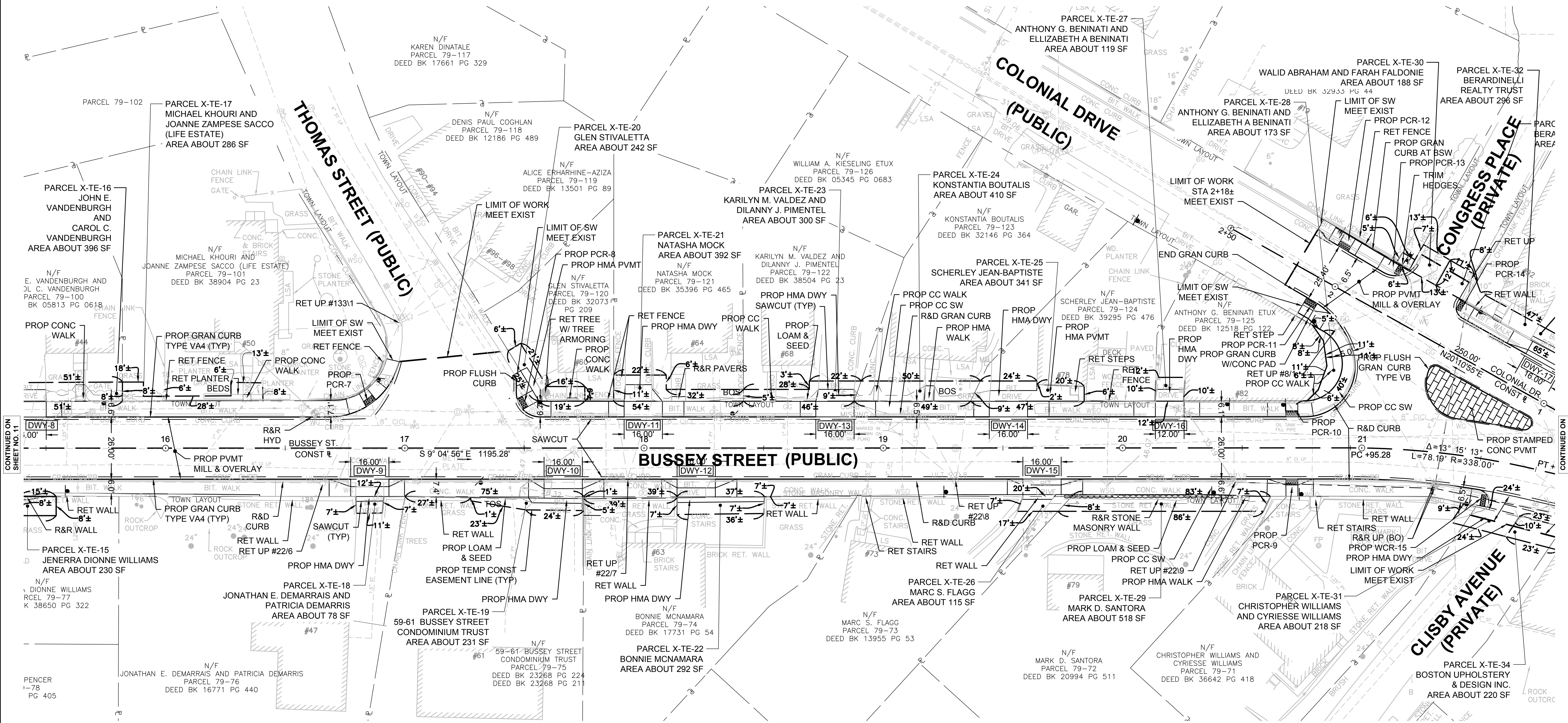
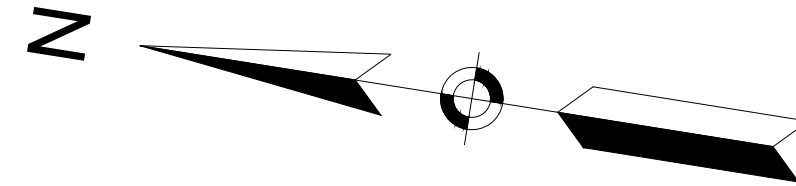
**REVISED COPY
08/05/2021**



**DEDHAM
BUSSEY STREET**

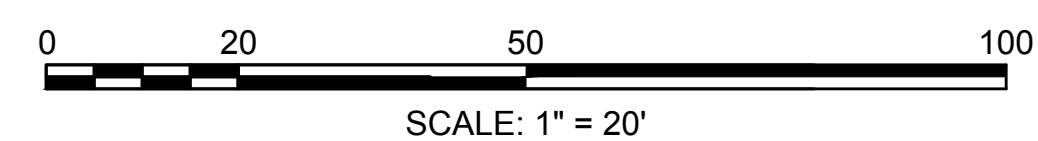
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA		12	15
PROJECT FILE NO.		607899	

**PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 2 OF 5**



CONTINUED ON
SHEET NO. 11

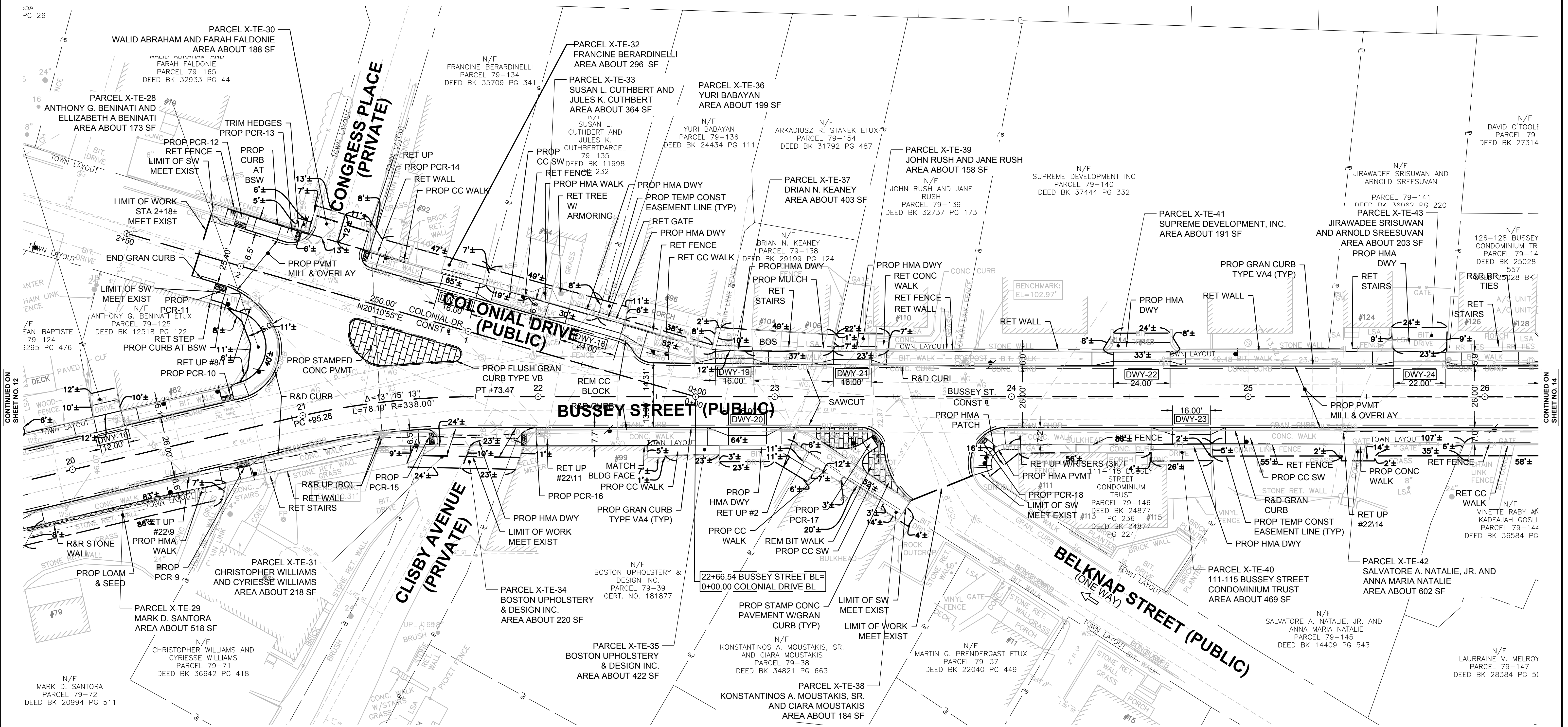
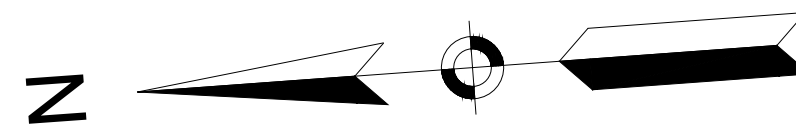
CONTINUED ON
SHEET NO. 13



**DEDHAM
BUSSEY STREET**

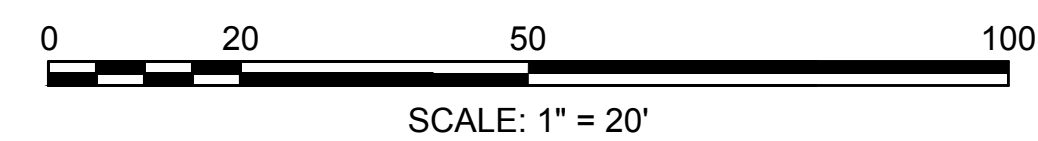
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MA		13	15
PROJECT FILE NO.		607899	

**PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 3 OF 5**



CONTINUED ON
SHEET NO. 12

CONTINUED ON
SHEET NO. 14



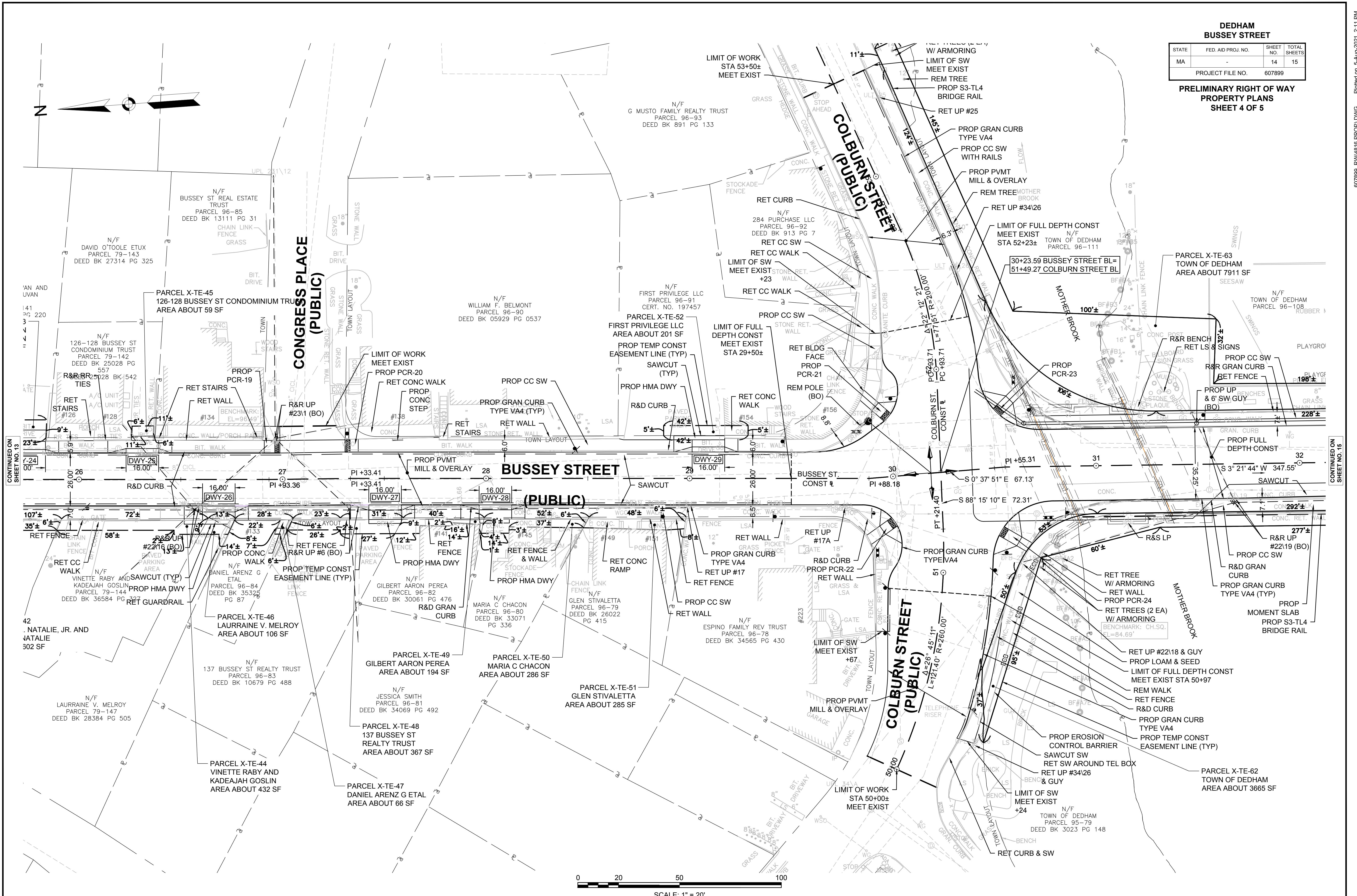
607899_RV(4816 PROP).DWG Plotted on 5-Aug-2021 2:11 PM

DEDHAM
BUSSEY STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA		14	15

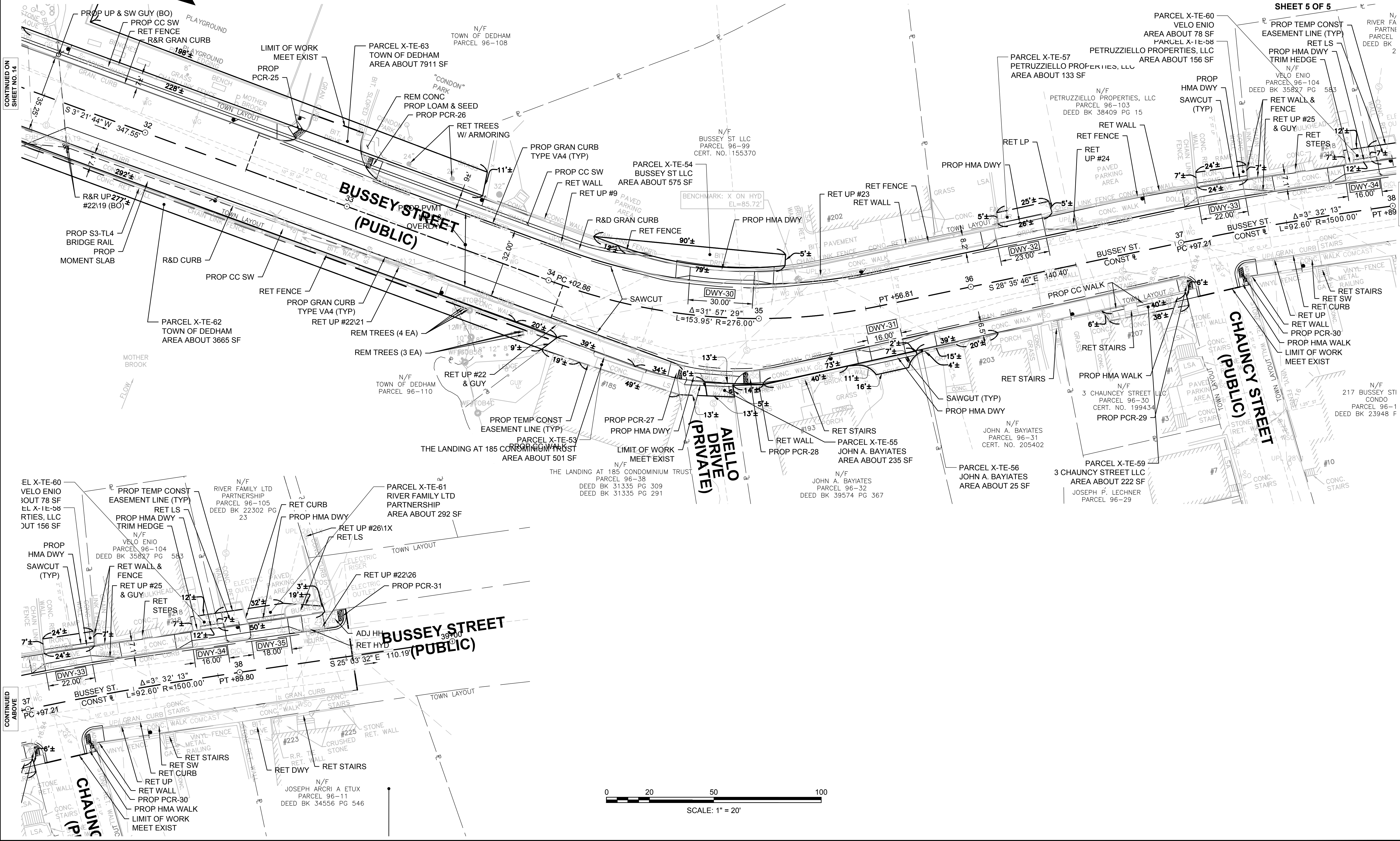
PROJECT FILE NO. 607899

PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 4 OF 5



DEDHAM			
BUSSEY STREET			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	15	15
PROJECT FILE NO.		607899	

**PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 5 OF 5**



CONTINUED ABOVE

CONTINUED BELOW