


SOLICITATION, OFFER AND AWARD			
1. PROJECT NAME	2. TYPE OF SOLICITATION		
611 Columbia Road, Dorchester	<input type="checkbox"/> Invitation for Bids <input type="checkbox"/> Negotiated (RFP)	September 8, 2014	
4. ISSUED BY: City of Boston, Department of Neighborhood Development 26 Court Street, 9 th Floor Boston, MA 02180		5. ADDRESS OFFER TO: (If other than item 4)	
NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder"			
SOLICITATION			
6. Sealed offers (original and 3 copies) will be received at the place specified in item 4 until 4:00 p.m. (EST) November 12, 2014.			
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 Bernard Mayo Project Manager	7b. Telephone (617) 635-0297	7c. Fax (617) 635-0282
			7d. E-mail bernard.mayo@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:			
9. SUBMISSION CHECKLIST			
(x)		(x)	
<input type="checkbox"/>	Appendix 1: COVER SHEET	<input type="checkbox"/>	Appendix 6: CONSTRUCTION EMPLOYMENT STATEMENT
<input type="checkbox"/>	PROPOSAL SUMMARY	<input type="checkbox"/>	Appendix 7: PROPERTY AFFIDAVIT
<input type="checkbox"/>	Appendix 2: STATEMENT OF BIDDER'S QUALIFICATIONS	<input type="checkbox"/>	Appendix 8: AFFIDAVIT OF ELIGIBILITY
<input type="checkbox"/>	Appendix 3: PRELIMINARY DEVELOPMENT BUDGET	<input type="checkbox"/>	Appendix 9: CHAPTER 803 DISCLOSURE STATEMENT
<input type="checkbox"/>	Appendix 4: PRELIMINARY OPERATING BUDGET	<input type="checkbox"/>	Appendix 10: BENEFICIAL INTEREST STATEMENT
<input type="checkbox"/>	Appendix 5: DEVELOPMENT TIMETABLE		
10. ADDRESS OF OFFEROR		11. Name and Title of Authorized Signatory (Print)	
12. Signature		13. Offer Date	

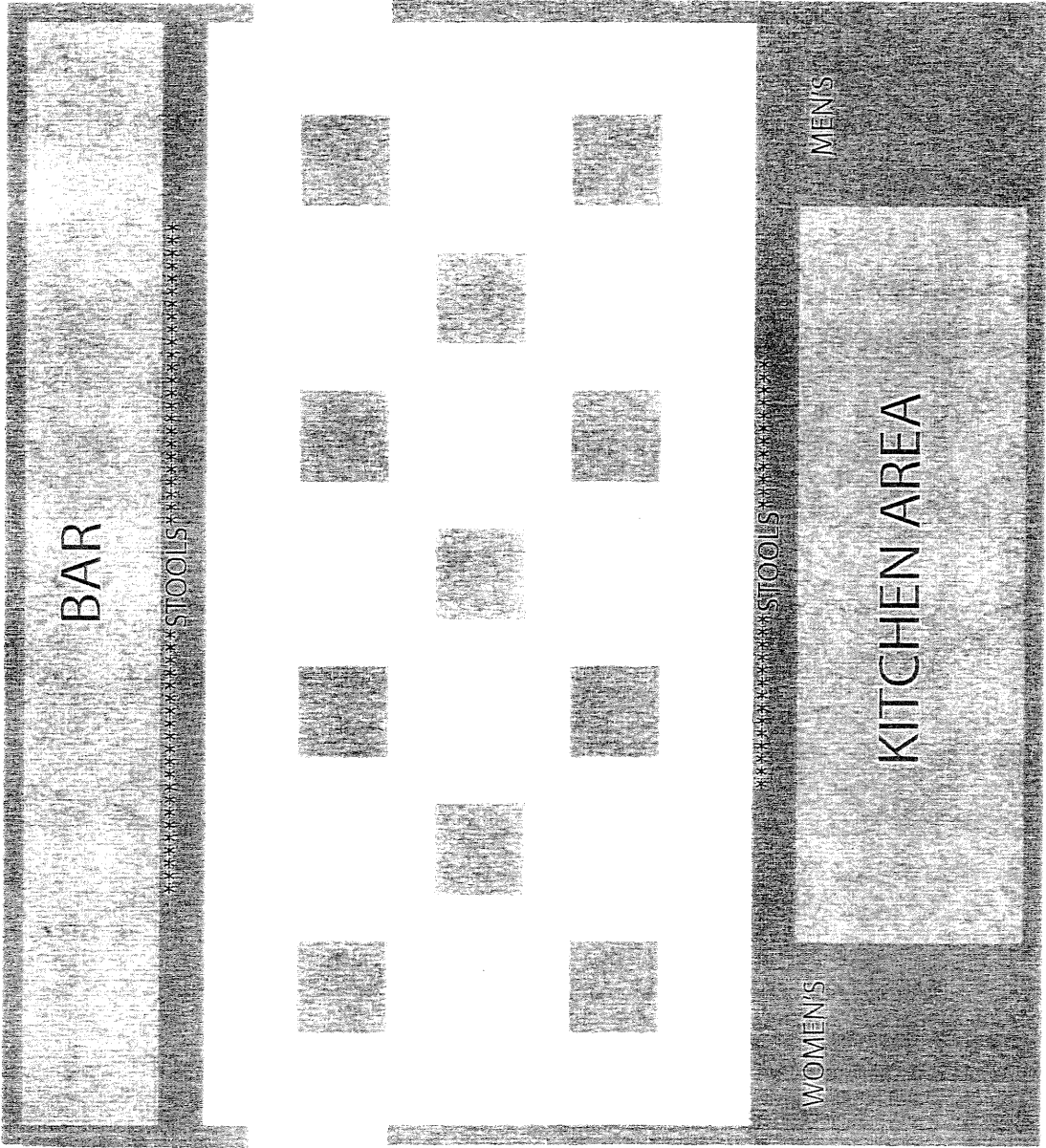
As A pioneer in this area with a restaurant for over 27 years, know for its charm and character, chosen by Zagat as "#4 best restaurant in Massachusetts for 2014, "224 Boston Street", I am proposing to open another nice yet casual neighborhood bistro aka "The Boston Comfort Station".

My current restaurant is located just down the street from this neighborhood, I know the amount of time and dedication it takes to make a successful restaurant and what it can and will bring back in to the area and I'm willing to put in the time and effort to ensure its success. I love the neighborhood and "The BCS" will bring some additional luster, provide more needed vitality and charm in to this area and its surrounding neighborhood.

The goal of the restaurant will be for breakfast, lunch and dinner. Breakfast will be available from 6am-11am. We will be serving baked good, espressos, coffee, cappuccinos, teas, milk and fresh juices, etc. We will then be serving a light menu for lunch available during the hours of 12pm-3pm. Dinner will be from the hours of 5pm-10pm which consists of house made Italian Specialties served with beer, wine, cocktails and other non-alcoholic beverages.

The exterior of the building will be spruced up with fresh new paint along with some seasonal planters and obvious choices of roof restoration, doors and windows in keeping with the caracter and charm of the historic building bringing life back to this long once forgotten area.

K-tyo
Kevin L. Tyo
224 Boston Street
Restaurant



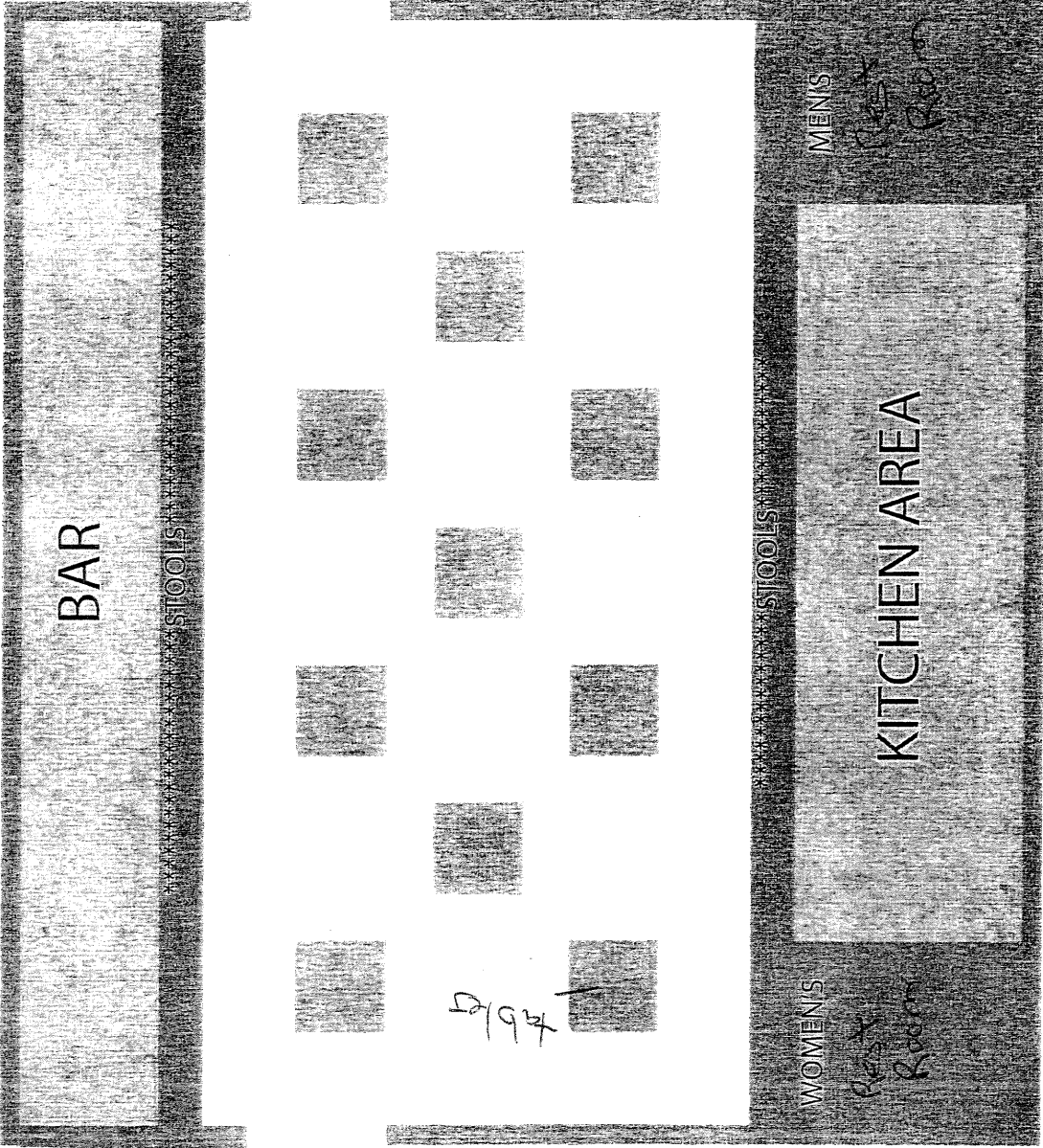
BAR

STOOLS

KITCHEN AREA

WOMEN'S

MEN'S



entrance/exit

entrance/exit

outdoor
tables

STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of bidder: KEVIN L. TYO

2. Names and titles of principals: KEVIN L. TYO, OWNER

3. Names of authorized signatories: KEVIN L. TYO

4. Permanent main office address: 224 BOSTON STREET; DORCHESTER, MA 02125

Phone: (617) 513-6545 Fax: _____ Email: bostonstreet224@verizon.net

5. Date organized: 4/30/1987

6. Location of incorporation: 224 Boston Street; Dorchester, MA 02125

7. Number of years engaged in business under your present name: 27 years

8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:

a. _____

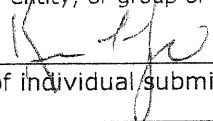
b. _____

c. _____

Has organization ever failed to perform any contract? YES NO

If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this 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 individual submitting proposal

Title owner

Legal Name of Organization
Boston Street Incorporated

Date 11/11/2014

PRELIMINARY DEVELOPMENT BUDGET**PROPOSER'S NAME:** KEVIN L. TYO

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 100.00
Site Prep/Environmental	\$ 2,400.00
Construction	\$ 90,000.00
Construction Contingency	\$ 25,000.00
Architect(s) and Engineer(s)	\$ 2,500.00
Development Consultant	\$
Survey and Permits	\$ 2,500.00
Legal	\$
Title and Recording	\$ 2,500.00
Real Estate Taxes	\$ 5,000.00
Insurance	\$ 2,500.00
Construction Loan Interest	\$
Construction Inspection Fees	\$ 2,500.00
Other:	\$ 15,000.00
Other:	\$ 15,000.00
Other:	\$ 15,000.00
Other:	\$ 15,000.00
Other:	\$
Soft Cost Contingency	\$ 10,000.00
Developer Overhead	\$ 2,500.00
Developer Fee	\$ 2,500.00

TOTAL: ALL USES	\$ 200,000 ⁰⁰
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SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$ 50,000.00	<input type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding _____	\$	<input type="checkbox"/>
Philanthropic Funding _____	\$	<input type="checkbox"/>
Bank Loans	\$ 250,000.00	<input type="checkbox"/>
Donated Materials/Services: _____	\$	<input type="checkbox"/>
Other: _____	\$	<input type="checkbox"/>
Other: _____	\$	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$ 300,000 ⁰⁰	

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:

PRELIMINARY OPERATING BUDGET

PROPOSER'S NAME: KEVIN L TYO

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT	Committed
COST OF GOODS AND PAYROLL	\$ 100,000.00	<input type="checkbox"/>
TAXES AND INSURANCE	\$ 25,000.00	<input type="checkbox"/>
SUPPLIES	\$ 35,000.00	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
	\$	<input type="checkbox"/>
ANNUAL OPERATING INCOME: ALL SOURCES	\$ NaN	<input type="checkbox"/>

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
SALES	\$ 225,000.00
	\$
	\$
	\$
	\$

	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING COSTS: ALL SOURCES	\$ NaN

Explanatory notes:

DEVELOPMENT TIMETABLE

PROPOSER'S NAME: KEVIN L TYO

Assuming that you are designated on December 30, 2014, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	3/2015
Apply for Permit(s)	4/2015
Zoning Relief Anticipated?	<input checked="" type="radio"/> YES <input type="radio"/> NO
All Development Financing Committed	5/2015
Permit(s) Issued	5/2015
Financing Closed	4/2015
Construction Begins	5/2015
Construction Complete	10/2015

CONSTRUCTION EMPLOYMENT STATEMENT

PROPOSER'S NAME: KEVIN L TYO

How many full time employees does your firm currently have?

Under 25 25 -99 100 or more

Are you a Boston-based business? YES NO

"Boston Based": where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.

Are you a Minority-owned Business Enterprise? YES NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? YES NO

Are you a Woman-owned Business Enterprise? YES NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? YES NO

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

DND encourages developers to seek to achieve the following construction employment goals:

Boston Residents	50% of project hours
Minority	25% of project hours
Female	10% of project hours

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

POST AND DISTRIBUTE EMPLOYMENT FOR HIRE - CURRENT STAFF AT 224 BOSTON WILL BE UTILIZED TO TRAIN AND ASSIST NEW STAFF

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name.

Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here:

PROPERTY AFFIDAVIT

Appendix 7

City of Boston – Department of Neighborhood Development Property Affidavit

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.

For any additional properties that do not fit on this form, attach a spreadsheet. (Do not use another loops form. Only one typed signature page should be submitted.)

Applicant: _____

List Addresses of Boston Properties Owned:	PARCEL ID #
224 BOSTON ST DORCHESTER, MA 02125	
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID #
N/A	
Are you including any additional properties on an attached spreadsheet?	
<input type="radio"/> YES <input checked="" type="radio"/> NO	

By entering my name below, I declare under penalty of perjury that the foregoing representations are true, complete, and correct. I understand that failure to disclose any properties or financial interests, as described above, shall make voidable any agreements or contracts subsequently made with the City, will result in disqualification of any application(s) to obtain assistance or property from the City, and may result in prosecution.

KEVIN L TYO

11/11/2014

Type name

Date

(617) 513-6545

Applicant Contact (if different from above)

Telephone Number

For Official Use Only (to be completed by City of Boston staff)

DND PM, Division, & Project Bernard A. Mayo, Real Estate Management & Sales, 611 Columbia Road, Dorchester

DND A&F Division Review Y N

Signature & Date: _____

Notes: _____

Public Works Department Y N

Signature & Date: _____

Notes: _____

Treasury Department Y N

Signature & Date: _____

Notes: _____

Boston Water & Sewer Commission Y N

Signature & Date: _____

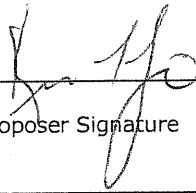
Notes: _____

AFFIDAVIT OF ELIGIBILITY

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 (12) 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.

This statement is made under the pains and penalties of perjury this 11TH day
of NOVEMBER, 2014
Month Year



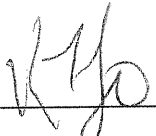
Proposer Signature

Co-Proposer Signature (If Applicable)

CHAPTER 803 DISCLOSURE STATEMENT

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 11TH day
of NOVEMBER, 2014
Month Year



Proposer Signature

Co-Proposer Signature (If Applicable)

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

611 COLUMBIA RD, DORCHESTER, MA

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

TITLE TRANSFER

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

N/A

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

COMFORT STATION

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord

Lessee/Tenant

Seller/Grantor

Buyer/Grantee

Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

KEVIN L TYO

224 BOSTON ST.

DORCHESTER, MA 02125

(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the Securities and Exchange Commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms-length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

KEVIN L TYO

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

11/11/2014

AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM/DD/YYYY)

KEVIN L TYO, OWNER

PRINT NAME & TITLE of AUTHORIZED SIGNER