

PROPOSAL FORM

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
BID COUNTER
26 COURT STREET, 10TH FLOOR
BOSTON, MASSACHUSETTS 02108**

DATE RECEIVED BY DND: _____

SUBMITTED BY: NAME: ANDRES FERREIRA

113-25 Queens Blvd. Suite 102

ADDRESS: Forest Hills, NY 11375

TELEPHONE: (718) 575-5770

EMAIL: leparc@leparcmanagement.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

Property Address: 191 Bowdoin Street, Dorchester, MA 02122-1818

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:
Individual on behalf of a Corp to be formed
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

- A. If applicant is a Partnership, state name and residential address of both general and limited partners: _____

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: _____

President is: _____

Treasurer is: _____

Place of Business: _____

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

A copy of the joint venture agreement is on file at: _____ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

Trust documents are on file at _____

And will be delivered to the Official on request.

iii. Bank reference(s): _____

iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

v. Number of years organization has been in business under current name: _____

vi. Has organization ever failed to perform any contract? _____ Yes/No

If answer is "Yes", state circumstances): _____

We propose the following purchase price: \$ 185,000.00

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of 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.

Andres Ferreira
Signature of individual submitting proposal

Individual
Title

Entity to be formed
Legal Name of Organization

Dated at: Forest Hills, NY

This 18th day of March 2016

NAME OF ORGANIZATION:

BY: _____

TITLE: _____

i. ATTESTATION:

Andres ferreira being duly sworn deposes and says that (he/she) is the Individual named above and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 18 day of March 2016

Notary Public: [Signature]

My Commission Expires: August 30, 2017
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.

JAVIER E. DOURAL
Notary Public, State of New York
No. 01DO6029823
Qualified in Queens County
Commission Expires August 30, 2017

If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)

PROPOSAL SUMMARY

191 Bowdoin Street
Dorchester, Massachusetts

a. Introduction

Andres Ferreira is an independent owner/operator/developer of supermarkets in the New York / New England area. Mr. Ferreira has purchased, built and currently operates over fifteen supermarkets from New York City to Boston and the surrounding areas under the names of America's Food Basket, Ideal Food Basket and NSA Supermarkets.

Mr. Ferreira brings value to communities and addresses community concerns for the establishment and retention of grocery stores in underserved neighborhoods.

Studies conducted showed that many low-income neighborhoods are underserved by neighborhood grocery stores. The resulting lack of affordable, fresh food in these neighborhoods has been linked to higher rates of diet-related diseases, including heart disease, diabetes, and obesity. As a result, the availability of fresh foods and groceries are instrumental to the continued growth and quality of life for neighborhood residents.

b. Development Plan

The Development plan for this location is to develop a mixed use commercial/medical and residential building. The development of each supermarket site that Mr. Ferreira has developed is instrumental in many aspects. First and foremost, there are costs involved in each supermarket location that exceed on million dollars in building and stocking the supermarket.

Having opened many newly built stores, Mr. Ferreira understands the intricacies involving putting together a construction team, design team and ultimately an operations team. The plan for this building also includes plans to install high efficiency lighting and refrigeration equipment that have been proven to reduce the carbon footprint by using the latest energy efficient materials and LED lighting.

Mr. Ferreira has worked with community leaders in the past and will agree to work with DND and the community on any future issues that may arise during development in order to complete a project that not only creates construction jobs but also boosts long term employment in the neighborhood as well by employing at least twenty employees from the immediate vicinity.

c. Operational Plan

Once the development is complete, the operation of the facility will be self-sufficient and will generate income for the successful employment of twenty to forty local residents based on the sales generated at the store.

d. Developer Qualifications, Experience and References

Mr. Ferreira has owned and operated supermarkets for over twenty years and currently owns fifteen locations with two nearing completion. Mr. Ferreira's supermarkets range from 6,500 square feet to over 22,000 square feet. Mr. Ferreira's most recent new store opening was in November, 2015 in Baldwin, New York. Mr. Ferreira leased the property and built a brand new store within a year and a half and at a site located at 856 Merrick Road, Baldwin, NY. Mr. Ferreira recently remodeled supermarkets located at 2220 Atlantic Ave, Brooklyn, NY, at 175-35 Hillside Ave Jamaica, NY, at 261 N. Main Street, Liberty, NY 12754 and is currently completing a five story ~69,000 sq.ft. mixed-use project containing a 16,000 sq.ft.

supermarket/retail space, 15,000 sq.ft. designated for medical and community use and 38,000 sq.ft consisting of 23 residential apartments with parking at 236 Buffalo Avenue, Brooklyn, NY. As a result this will contribute to the quality of life of the neighborhood by providing much needed services consisting of fresh quality grocery items, availability of medical services, housing and the creation of employment for the residents of the community.

e. Permits/Licenses

Mr. Ferreira has always been diligent in obtaining all required licenses for each location in order to sell quality foods and provide necessary services to the community.

f. Additional Data

Please see the attached renderings depicting other stores and properties that have been constructed and are successfully serving the local communities.

STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

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

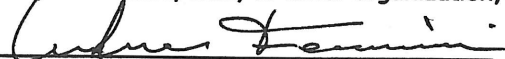
1. Name of proposer: ANDRES FERREIRA, as individual for entity to be formed
2. Names and titles of principals: ANDRES FERREIRA, PRINCIPAL

3. Names of authorized signatories: Andres Ferreira

4. Permanent main office address: 113-25 Queens Boulevard - Suite 102
Forest Hills, New York 11375
Phone: 718-575-5770 Fax: 718-263-3707 Email: leparc@leparcmanagement.com
5. Date organized: to be formed
6. Location of incorporation: NEW YORK STATE & MASSACHUSETTS
7. Number of years engaged in business under your present name: 20 Years - Owned individual separate companies (Supermarkets and Real Estate)
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

Principal Sole/Owner

Title

Entity to be formed for this purpose

Legal Name of Organization

March 18, 2016

Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: ANDRES FERREIRA

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	\$ 186,000.00
Site Prep/Environmental	\$ 50,000.00
Construction	\$ 1,398,500.00
Construction Contingency	\$ 20,000.00
Architect(s) and Engineer(s)	\$ 20,000.00
Development Consultant	\$ 50,000.00
Survey and Permits	\$ 10,000.00
Legal	\$ 25,000.00
Title and Recording	\$ 5,000.00
Real Estate Taxes	\$ 20,000.00
Insurance	\$ 25,000.00
Construction Loan Interest	\$ 75,000.00
Construction Inspection Fees	\$ 5,000.00
Other: Fence /Sched /Scaffolding, Store front/ window	\$ 86,100.00
Other: HVAC & Sprinkler	\$ 144,000.00
Other: Side walk & Chain Fence	\$ 16,500.00
Other:	\$
Other:	\$
Soft Cost Contingency	\$ 100,000.00
Developer Overhead	\$ 150,000.00
Developer Fee	\$ 25,000.00
TOTAL: ALL USES	\$ 2,426,100.00

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$ 1,500,000.00	<input checked="" type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$ 1,000,000.00	<input checked="" type="checkbox"/>
Donated Materials/Services:		
Other:	\$	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$ 2,500,000.00	

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 FORM

PROPOSER'S NAME: Andres Ferreira

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
Individual Funds	\$ 250,000.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 250,000.00

Committed

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
Insurance	\$ 25,000.00
Taxes	\$ 25,000.00
Miscellaneous	\$ 25,000.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 75,000.00

Continued on next page

Explanatory notes:
Operating Budget #1

For the Realty Holding entity.

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: Andres Ferreira

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
Individual Funds	\$ 250,000.00
Estimated Revenue from Goods & Services	\$ 4,172,013.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 4,422,013.00

Committed

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
General Labor Costs	\$ 407,250.00
Utilities & Telephone	\$ 97,700.00
Outside Professional Fees	\$ 72,000.00
Miscellaneous	\$ 59,146.50
Advertising	\$ 57,749.00
Insurance	\$ 32,409.00
Bank Service Charges / Merchant fees	\$ 25,671.00
Interest Expense	\$ 36,534.00
Depreciation	\$ 13,048.00
Repairs	\$ 10,353.50
Auto	\$ 10,714.50
Uniforms	\$ 7,120.50
Taxes	\$ 6,308.00
	\$
Estimated Cost of Goods Sold	\$ 3,245,410.00
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 4,081,414.00

Continued on next page

Explanatory notes:

Operating Budget #2

For operating entity -fully functional supermarket business which generates revenue that covers all business expenses and would generate additional profit.

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: Andres Ferreira

Assuming that you are designated on 06/15/2016 , indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	09/15/2016
Apply for Permit(s)	11/15/2016
Zoning Relief Anticipated?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
All Development Financing Committed	12/15/2016
Permit(s) Issued	1/15/2017
Financing Closed	2/15/2017
Construction Begins	5/15/2017
Construction Complete	8/15/2018

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: Andres Ferreira

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 MIHI builders 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:

As we do with all of our supermarkets, we hire from a pool of local workers. We try to work with the Department of Labor when hiring and go there for every new store. One thing we take pride in is hiring from within the community. And since almost all of our supermarkets are in minority neighborhoods and economically priced, many of our workers are minorities.

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: N/A

**City of Boston – Department of Neighborhood Development
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.

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: Andres Ferreira

List Address of Boston Properties Owned		PARCEL ID #
926 Cummins Highway, Mattapan, MA		1801136000
Foreclosed Upon by COB		PARCEL ID #

YES 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.

<u>Andres Ferreira</u>	<u>3/18/2016</u>
Type name	Date
<u>c/o Le Parc Property Management, Ltd.</u>	<u>718-575-5770</u>
Applicant Contact (if different from above)	Telephone Number

DND PM, Division, & Project _____

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 FORM

Developer's Name: Andres Ferreira

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

18 day of March, 20 16

SIGNATURE: X *Cindia Tommasini*

TITLE: Individual

ORGANIZATION: _____

ADDRESS: c/o Le Parc Property Management Ltd.
113-25 Queens Blvd #102
Forest Hills, NY 11375

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 18 day
of March, 2016
Month Year

X *Arthur Fanni*

Proposer Signature

Co-Proposer Signature (If Applicable)

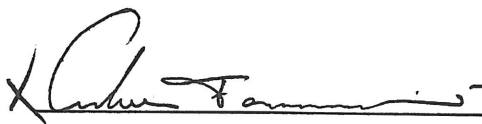
Conflict of Interest Affidavit Form

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:



State of New York

THE COMMONWEALTH OF MASSACHUSETTS

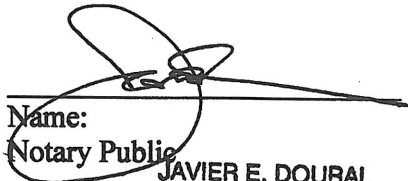
~~Suffolk, ss.~~

County of Queens

March 18 2016

Then personally appeared the above named Andres Ferreira, (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


JAVIER E. DOURAL
Notary Public, State of New York
No. 01DO6029823
Qualified in Queens County
Commission Expires August 30, 2017

My Commission Expires:



NSA Supermarket

DY Design, Inc.

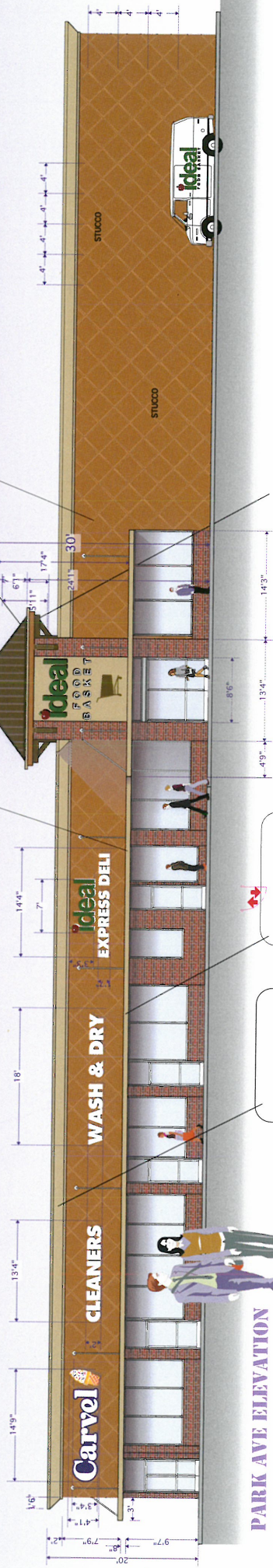


ATAS ALUMINUM
 ATAS.COM
 BUTCH SEAM MRD150
 FOREST GREEN
 USE ALSO FOR BOTTOM OF CANOPY

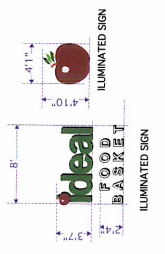
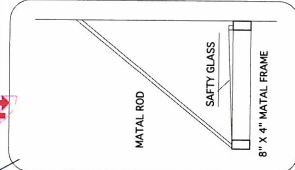
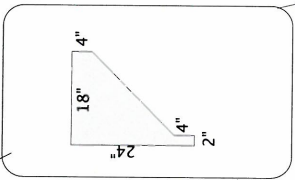
Benjamin Moore™ HC-96 Richmond Gray

Benjamin Moore™ HC-122 Great Barrington Green

Benjamin Moore™ 2175-40 Adobe Dust



PARK AVE ELEVATION



DESIGN
 STORE PLANNING & DESIGN
 2 Broadlawn Avenue
 Kings Point, NY 11024
 office: 516.466.4008
 fax: 516.466.4144
 cell: 516.384.1374
 E MAIL: david@dydesign.com
 WEB: www.dydesign.com

856 Merrick Rd
 Baldwin, NY 11510

**PROPOSED
 FACADE**

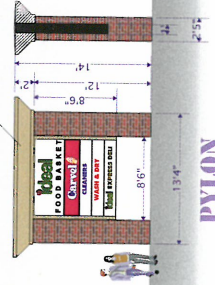
4-9-15
 1/8"=1'-0"

CONTRACTOR TO VERIFY ALL LOCAL
 CODES AND PERMITS TO BE OBTAINED
 BEFORE WORK BEGINS. THE NUMBER OF
 HOURS OF WORKING TIME PER WEEK IS
 TO BE DETERMINED BY THE CONTRACTOR
 AND SHALL BE IN ACCORDANCE WITH ALL
 APPLICABLE LOCAL, STATE AND
 FEDERAL REGULATIONS.

Benjamin Moore™ HC-122 Great Barrington Green
 Benjamin Moore™ 2175-40 Adobe Dust



MERRICK ROAD ELEVATION



PYLON
 SIGN

dy DESIGN
 STORE PLANNING & DESIGN
 2 Broadlawn Avenue
 Kings Point, NY 11024
 office: 516.466.4008
 fax: 516.466.4144
 cell: 516.384.1374
 dydesign@gmail.com
 www.dydesign.com

supermarkets
 500 Geneva Ave
 Boston, MA 02124

NEW
STORE FRONT
 21,674 SQ. FT

6-5-14

1/8"=1'-0"

CONTRACTOR TO VERIFY ALL SHOOTING
 CONDITIONS. ALL SHOOTING
 SHALL BE CONDUCTED IN
 ACCORDANCE WITH ALL APPLICABLE
 REGULATIONS AND PERMITS.
 ALL RIGHTS RESERVED. CONTRACT
 AGREEMENTS APPLY.

