

Project Name:			
Project Address:	925 FARMINGTON AVENUE		
<i>Item</i>	<i>Bid 1</i>	<i>Bid 2</i>	<i>Low Estimate</i>
Sealcoating & Crack Sealing	\$3,154.34	\$3,421.81	\$3,154.34
Landscaping	\$8,534.59	\$11,060.40	\$8,534.59
Roof Replacement	\$11,000.00	\$11,500.00	\$11,000.00
TOTAL	\$22,688.93	\$25,982.21	\$22,688.93

ECONOMIC DEVELOPMENT COMMISSION APPROVED THIS REQUEST FOR A
MATCHING GRANT OF \$11,344.46 AT THEIR EDC MEETING ON MAY 4, 2020

TOWN OF BERLIN
Economic Development
240 Kensington Road
Berlin CT 06037
Tel: (860) 828-7005

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Instruction: Please complete all items carefully and accurately to the best of your knowledge.

I. Owner Information

Property Owner(s) Name (Titleholder): Cynthia M. Butrimas

Owner Type: (Check One)

Corporation ☐ Individual ☒ LLC ☐ Partnership ☐ Proprietorship ☐

Mailing Address: 921 Edgewood Road

City: Kensington State: CT Zip Code: 06037

Email: butrimas@comcast.net

Telephone: (860) 828-7756 Ext: _____ Fax: (860) 829-8560

II. Property Information (to be given as security for Façade Loan)

Address of Subject Property: 925 Farmington Avenue

Name of Current Business(es) and Business Owner(s) or Merchants(s):

Kensington Insurance, Inc. James Hogg, D.M.D.

Total amount of outstanding debt on subject property:

Type	To Whom	Amount	Maturity Date	Balance
1 st Mortgage Holder	NONE.			
2 nd Mortgage Holder				
Other liens				

III. Principal(s)/Guarantor Information

Name(s): Cynthia M. Butrimas

Address(es): 921 Edgewood Road, Kensington, CT 06037

IV. **Type of Improvements Proposed:**

☐ Awning ☐ Canopy ☐ Doors ☐ Gutters
☒ Landscaping ☐ Lighting ☐ New Sign ☐ Painting
☐ Paving ☐ Sign Removal ☐ Sidewalk ☐ Siding ☐ Windows

Exterior Roof Replacement Signage _____

Other Asphalt Repairs + Maintenance.

TOTAL \$ 22,688.93

AMOUNT OF GRANT REQUEST: \$11,344.46 (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: \$11,344.47

Bank: 0.00

Other: 0.00

BERLIN FAÇADE GRANT: \$11,344.46

Total Project Cost: \$22,688.93

V. **PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION:**

- Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- Brief company profile.
- If the property owner and business owner are not the same, a letter of support from the property owner is required.
- Copy of lease for current or proposed business location (if applicant is lessee).
- Estimates for all renovations including itemized material and labor costs.
- Copy of deed to real property.

VI. **Facade Improvement(s) Request**

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures: Replace visible asphalt shingle roof with new, install new front lawn and replace overgrown shrubs with new, install new landscaping stones and remove dangerous tree. Crack seal and sealcoat driveway. Will update and improve street side view of building.

<u>Item</u>	<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Local</u>	<u>Low Bid Cost</u>
Asphalt Sealcoating & Crack Sealing	Constantine Paving & Sealing Renew Asphalt Maintenance	Sealcoat, crack seal and line strip parking lot	\$3,154.34 \$3,421.81		\$3,154.34
Landscaping	Marc's Landscaping, LLC Hillside Landscaping Co. Rock Landscape & Construction, LLC	Remove & replace existing shrubs at front New lawn, shrubs, stones Remove large Oak tree	\$8,534.59 \$11,060.40 \$12,260.33	\$8,534.59 \$11,060.40	\$8,534.59
Roof Replacement	LA Roofing & Siding, LLC Casanova Remodeling, LLC City Roofing & Siding, Inc. V. Nanfeto Roofing & Siding	Replace asphalt shingle roof	\$11,000.00 \$11,500.00 \$12,150.00 \$17,600.00		\$11,000.00
		TOTAL			\$22,688.93



100 Krieger Ln Unit D
Glastonbury CT 06033
P. 860 633 7004
F. 860 633 4173
www.constantinesealing.com

PROPOSAL SUBMITTED TO	PHONE	DATE
A B Property Management, LLC	(860) 828-0620	03/12/2020
BILLING ADDRESS	JOB LOCATION	
PO Box 7373	925 Farmington Ave, Kensington, Connecticut, 06037	
CITY STATE ZIP	SALESMAN / REP	
Kensington Connecticut 06037-7373	Bill Constantine, Jr.	

At your request, we will submit the following :

Repair Scope of Work

Crack Filling **\$700.00**

Uproot all vegetation within the cracked areas
Blow all major cracks with air and clean from dirt and debris
Fill with hot rubberized crack filler meeting or exceeding all state and federal regulations
Dust with fine sand to ensure immediate traffic

Note: Excludes alligated areas unless specified

Sealcoat **\$1,866.00**

Clean and prepare approximately 8838 sq. ft. of pavement
Clean all major oil spots and apply an oil primer
Paint curbs with sealer
Apply 2 coats of sealer that meets all state and federal specifications

Pavement Markings **\$400.00**

Clean, prep, and layout pavement for new lines
Paint pavement markings using white/yellow chlorinated rubber traffic paint
Trip charge for any unforeseen circumstances out of our control beyond proposed schedule. Ex: cars left in parking lot

We propose hereby to finish material and labor completed in accordance with the above specification for the sum of:

Three thousand one hundred fifty-four and 34/100 ----- Dollars **\$3,154.34 includes tax**

Payment to be made as follows:

n/a Payment due prior to start of job

BALANCE DUE UPON COMPLETION OF WORK

A charge of 2% per month(24% per annum) will be made on past due balance -- \$5.00 minimum service charge

All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices.. Any alterations or deviations from the above specifications will become an additional charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.

William Constantine, Jr.

03/13/2020

Note: This proposal may be withdrawn if not accepted within **30** days.

Authorized Signature:

03/12/2020

Acceptance of Proposal --- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Both parties agree to a three day (3) right to cancel on all signed/dated contracts. Payment will be made as outlined above.

Date: _____



RENEW ASPHALT MAINTENANCE LLC

308 Alumni Road
Newington, CT 06111
(860) 953-6519
www.Renew-Asphalt.com



Proposal

Page ____ of ____

PROPOSAL SUBMITTED TO Ciannella North Plaza	PHONE 828-0620	DATE 3-21-20
STREET 925 Farmington Ave	JOB NAME AB Property	
CITY, STATE, ZIP CODE Kensington, CT	JOB LOCATION	JOB PHONE Tony

We hereby submit specifications and estimates for:

PAVEMENT CLEANING: Pavement will be air blown and swept to remove all dirt and debris from surface. Areas of petroleum saturation will be coated with an oil spot primer.

CRACK SEALING: Structural cracks will be cleaned. When applying the material we will be using a hot, liquefied rubber that expands and contracts with weather and will not allow water or moisture in, to open cracks.

SEAL COATING: Pavement areas shall be sealed with one or two coats of a high grade, concentrated coal tar sand slurry emulsion which exceeds Federal Specifications. All sealers applied by squeegees or spray.

SAW CUT & PATCH Damaged areas will be saw cut, removed, base corrected, and patched with hot asphalt.

☒ Pavement Cleaning Free

☒ Seal Coating $\frac{8,000 \text{ sq ft} \times .254}{\text{price}} = 2 \text{ Coats by spray } \$2,000$

☒ Crack Sealing $\frac{7 \text{ Boxes @ } \$175}{\text{Tr ft} \times \text{Ln price}} = \$1,225$

☒ Pavement Markings \$350

☒ * optional Asphalt Cut & Patch 5'x8' IR repairs @ \$150 each
8'x20' = 600 marked in white

☐ Other _____

SUB TOTAL: \$3,575

TAX: \$227.01

JOB TOTAL: \$3,802.01

Parking lot will be cleaned and cracks filled with 7 Boxes (350 lbs) of hot rubber. Two coats sand mix sealer by spray. Pavement markings in white. * optional Infrared hot asphalt repair to area marked in white. 8'x20' 4 cycles @ \$150/cycle. Catch basins + 1 very large crack could use IR repair to protect basin tops + improve ride in lot.

-10% \$3,421.81

**MARC'S LANDSCAPING, LLC**

PO BOX 7011 BERLIN, CT 06037
PHONE: (860) 250-3613
WEBSITE: MARCSLANDSCAPING.COM

Estimate

Date	Estimate #
3/13/2020	339

Name / Address
A B Property Management P O Box 7373 Berlin Ct. 06037

Date And Description	Qty	Rate	Total
Quote for 925 Farmington ave as discussed		0.00	
Cut down oak tree edge of rear parking lot and tree hanging over hemlock hedge on entrance way		1,600.00	1,600.00T
Rip out front landscape area and lawn, relandscape with various shrubs, new plasti edging, weed barrier, and 3/8 washed pea stone, reseed lawn area supply and install 6 dark American arborvitae 5-6 feet tall in gaps of rear hedge, restone around parking areas with 3/8 washed pea stone		6,425.00	6,425.00T
		Subtotal	\$8,025.00
		Sales Tax (6.35%)	\$509.59
		Total	\$8,534.59



Hillside Landscaping Co.

P.O. Box 8165
Berlin, CT 06037

Phone # 860-828-8929
Fax # 860-828-8929

hillsidescapes@gmail.com
www.hillsidescapes.com

DATE	ESTIMATE NO.
2/17/2020	1726

Name/Address
A & B Property Management Tony Butrimus 925 Farmington Ave. Kensington, Ct. 06037

		Payment Method
Description	Qty	Total
Remove existing plantings from front foundation. Install new plantings as outlined on plan. Install weed fabric and 4.5 tons washed river stone Topdress and renovate front lawn	1	3,500.00T
Topdress stone in planting beds-14 tons washed river stone	1	1,750.00T
Install 8 Green giant arborvitae 5-6' in rear property border	1	1,650.00T
Oak and scrub tree removal Prune rencroaching branches along drive entrance CT Sales Tax	1	3,500.00T 660.40
Total		\$11,060.40

Signature _____

Ex. Plants

Landscape Renovation Plan
925 Farmington Ave.

Berryific Upright Holly

Green Gem Boxwood

Variegated
Lily Turf

Variegated
Lily Turf

Day Lily

Montgomery
Blue Spruce

Montgomery
Blue Spruce

Hydrangea 'Bobo'

Renovated Lawn Area

AFT

Entrance

Farmington Avenue

Hillside Landscape Co. Berlin, CT 860-828-8929 hillsidescapes@gmail.com



57 South Street
 New Britain CT 06051-3524
 860-829-ROCK (7625)
rocklandscaping1@comcast.net
 CT H.I.C. 0645493

TO: AB Property Management, LLC
 PO Box 7373
 Kensington, CT 06037-7373
 860-828-0620
tony@abpropertymanagement.com

ESTIMATE DATE: February 25, 2020

JOB	PAYMENT TERMS	DUE DATE
925 Farmington Avenue, Berlin	50% upon signing of contract on completion	Balance
DESCRIPTION	PRICE	
1. Cut down large oak tree as close to ground as possible, chip branches, haul away wood.	2,800.00	
2. Supply & install (5) 6'-7' Dark American Arborvitaes in rear of property.	1,740.00	
3. Fill in (top dress) existing stone area with 8 ton 3/4" Washed Native Stone.	1,725.00	
4. Remove existing front lawn, add new topsoil, starter fertilizer, grass seed & straw. Property owner is responsible to water several times daily until lawn is established.	1,315.00	
5. Remove existing plants in front of building, load, haul & dispose. Install a Belgium Block border set in concrete. Supply & install new plants consisting of Ilex Glabra, Daylillies, Sedum Autumn Joys, Knockout Roses, Endless Summer Hydrangeas, top dress with 3/4" Washed Native stone. (Contractor has sketch of planting layout available) Property owner is responsible to water new plantings daily until established.	3,948.28	
	SUBTOTAL	11,528.28
	SALES TAX	732.05
	TOTAL \$	12,260.33

Contractor is not responsible for damage to any unforeseen objects, driveways and lawns.

If you have any questions regarding this estimate, please do not hesitate to call 860-829-ROCK(7625)

Thank you for your consideration. We look forward to working with you.

PROPOSAL



LA Roofing & Siding LLC
40 Hillside Ave
Plantsville, CT 06479

(860) 877-3006 - Office
(860) 849-2857 - Cell
Lic # HIC.0651199

DATE: 2/3/2020 [Modified 2/14]

Name: Cynthia Butrimas for A B
Property Management LLC

Street: 925 Farmington Ave

City/State: Berlin, CT 06037

Phone #: (860) 828-0620

Email: tony@abpropertymanagement.com

JOB

Roof Replacement Expected Start Date: 4/15-4/20 Weather Permitting

ITEM #	DESCRIPTION	PRICE
1)	Remove all layers of existing roofing down to wood deck on entire roof area of house. Cover all areas with tarps to prevent any damage to the siding of the home from debris.	
2)	Nail down any loose plywood if needed and replace any damaged (plywood) at an additional cost of \$60 per sheet.	
3)	Apply 6ft Owens Corning Ice/Water Barrier on eaves of roof and 3ft on valleys(when applicable). Tape all seam and apply synthetic underlayment to remaining exposed decking.	
4)	Apply F5 aluminum rake and drip edge [White or Brown] on perimeter of roof area on house. Install Owens Corning starter strips on all eaves of roof.	
5)	Install new Owens Corning Limited Lifetime Warranty[Color and style] shingles with Surenail Technology. Fasten with 1 1/2" galvanized roofing nails, using 6 nails per shingle. Code compliant for high winds up to 130mph Approximately 35 SQ combined.	
6)	Install new vent pipe boots - aluminum type with rubber gaskets.	
7)	Install Owens Corning Total Protection Roofing System ridge vents on house.	
8)	Dumpster to be provided by LA Roofing & Siding LLC. Clean up entire area daily -raking yards and passing magnet sweep over entire surrounding area of home where work has been performed- to leave like new when completed.	
9)	Price reflects all applicable taxes and dump fees. Permit fees are additional. LA Roofing & Siding LLC agrees to warranty the workmanship for 10 years. <i>*Note: Any work outside the scope of this proposal is to be charged time and materials at \$70 per man hour.</i>	

TOTAL: \$11,000.00

1/2 down payment due when materials arrive, other 1/2 due upon completion.

****For repair jobs, down payment is due at signing****

Most roofs are completed in one day with professional quality, using only the best materials available in the market.

**There will be an additional 15% fee for payments made using credit cards*



Due to increases in roofing materials the price in this proposal is guaranteed for 30 days.

Proposal from:

Casanova Remodeling, LLC

Magic Brush Painting

Gutter Topper

Windows • Roofing • Siding

Painting (Indoor/Outdoor)
Powerwashing

We work magic with our brushes!

Licensed & Insured

CT HIC 0635095

MAHIC 176929

RI HIC 37486

Westchester County WC-27239-H14

655 Main Street, Plymouth, CT 06782

Toll Free: 877-283-8158

Toll Free: 877-488-7737

PROPOSAL SUBMITTED TO:	DATE: 10/10/19
NAME: Tony Buttermes	JOB NAME: SAME
STREET: 925 Farmington Ave	STREET:
CITY: Kensington	CITY: (860)
STATE: CT	HOME PHONE: 860-0620 BUSINESS PHONE:

We hereby submit specifications and estimates for:

Cermeted Landmark

1) Provide permit/dumpster	
2) Rip out completely (plywood \$1.00/sheet if needed)	
3) Install EWE/water barrier on entire roof	
4) Install drip edge eave edge pine boards	
5) Install Cermeted Landmark Series Shingles	All day
6) Install Ridgecap with ice shingles	Applied
7) Provide a 5 star sine sheet select Shinglers warranty	
Start Date: 3-4	PRICE: \$1,500
Completion Date:	CT. SALES TAX: incl
	TOTAL: 11,500

We hereby purpose to furnish labor and materials, complete, in accordance with the above specifications, for the sum of: _____ dollars (\$ _____).

Payments to be made as follows:
Deposit of \$ _____ to be received with order, balance of \$ _____ to be paid in full on completion. Check to be given to job foreman.

BUYERS RIGHT TO CANCEL

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. A late charge will be assessed at the rate of one and one half percent (1 1/2 %) per month, Annual Percentage Rate of 18%, on the entire account if not paid when due as specified above. All costs, disbursements and attorneys' fees made or incurred in collecting payment of this account, shall be included and paid as part of the debt due hereunder. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delay beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. The contractor herein does not and will not extend any credit to the owner or builder. All transactions are cash transactions and payment is due immediately upon completion or work by the contractor.

Authorized Signature _____

Date

10/10/19

NOTE: This proposal may be withdrawn by us if not accepted within 10 days.

This proposal is subject to approval by the management.

Acceptance of Proposal

I understand GutterTopper is an ice neutral product. It will not prevent or cause ice dams at eaves of the roof. Also, if conditions are right icicles may occur in the front of the gutter. The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____

Project Name:	DAIRY QUEEN	
Project Address:	806 FARMINGTON AVENUE	
<i>Item</i>	<i>SFA Group</i>	<i>White Eagle Const.</i>
Remove Existing Gamble Roof		
Reframe New Roof Line		
Install New Roofing		
Install New Stucco		
Install New Blue Appolock	\$138,300.00	\$134,750.00
Additional Canopy	\$25,332.00	\$24,250.00
TOTAL	\$163,632.00	\$159,000.00

ECONOMIC DEVELOPMENT COMMISSION APPROVED THIS REQUEST FOR A
MATCHING GRANT OF \$60,000 AT THEIR EDC MEETING ON MAY 4, 2020

TOWN OF BERLIN
Economic Development
240 Kensington Road
Berlin CT 06037
Tel: (860) 828-7005

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Instruction: Please complete all items carefully and accurately to the best of your knowledge.

I. Owner Information

Property Owner(s) Name (Titleholder): Michael + Rosemary Cassetta

Owner Type: (Check One)

Corporation ☐ Individual ☒ LLC ☐ Partnership ☐ Proprietorship ☐

Mailing Address: 323 Wethersfield Rd

City: Berlin State: CT Zip Code: 06037

Email: Michael.Cassetta@gmail.com

Telephone: 860-508-7503 Ext: _____ Fax: _____

II. Property Information (to be given as security for Façade Loan)

Address of Subject Property: 806 Farmington Ave

Name of Current Business(es) and Business Owner(s) or Merchants(s):

Dairy Queen

Total amount of outstanding debt on subject property:

Type	To Whom	Amount	Maturity Date	Balance
1 st Mortgage Holder				
2 nd Mortgage Holder				
Other liens				

III. Principal(s)/Guarantor Information

Name(s): _____

Address(es): _____

IV. **Type of Improvements Proposed:**

☐ Awning ☒ Canopy ☐ Doors ☐ Gutters
☐ Landscaping ☐ Lighting ☐ New Sign ☐ Painting
☐ Paving ☐ Sign Removal ☐ Sidewalk ☐ Siding ☒ Windows

Exterior \$159,000⁰⁰ Signage _____

Other _____

TOTAL _____

AMOUNT OF GRANT REQUEST: \$65,000⁰⁰ (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: Self - \$106,000⁰⁰

Bank: _____

Other: _____

BERLIN FAÇADE GRANT: _____

Total Project Cost: \$159,000⁰⁰

V. **PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION:**

- Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- Brief company profile.
- If the property owner and business owner are not the same, a letter of support from the property owner is required.
- ~~Copy of lease~~ for current or proposed business location (if applicant is lessee).
- Estimates for all renovations including itemized material and labor costs.
- ~~Copy of deed to real property.~~

VI. **Facade Improvement(s) Request**

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures: _____

WHITE EAGLE CONSTRUCTION LLC

122 HIGH ST.
NEW BRITAIN CT 06051

Estimate

Date	Estimate #
4/6/2020	101

Name / Address
Michal Casetta

			Project
Description	Qty	Cost	Total
Dairy Queen Berlin CT Remodel		134,750.00	134,750.00
-remove existing gambie roof			
-reframe new roof line			
-install new roofing			
-install new stucco			
-install new blue appolock			
additional canopy		24,250.00	24,250.00
Sales Tax		6.375%	0.00
		Total	\$159,000.00

Customer Signature _____



SFA Group LLC.

412 Founders Rd
Glastonbury, CT. 06033

DATE: 4/3/20

Submitted to:

Michael Cassetta

Farmington Ave

Berlin, Ct.

Work Performed:

Dairy Queen

Farmington ave

Berlin Ct

\$138,600.00

we propose to complete the following scope of work

Remove existing gambrel roof line

reframe new roof line

install dryvit system

install new roofing

permits included

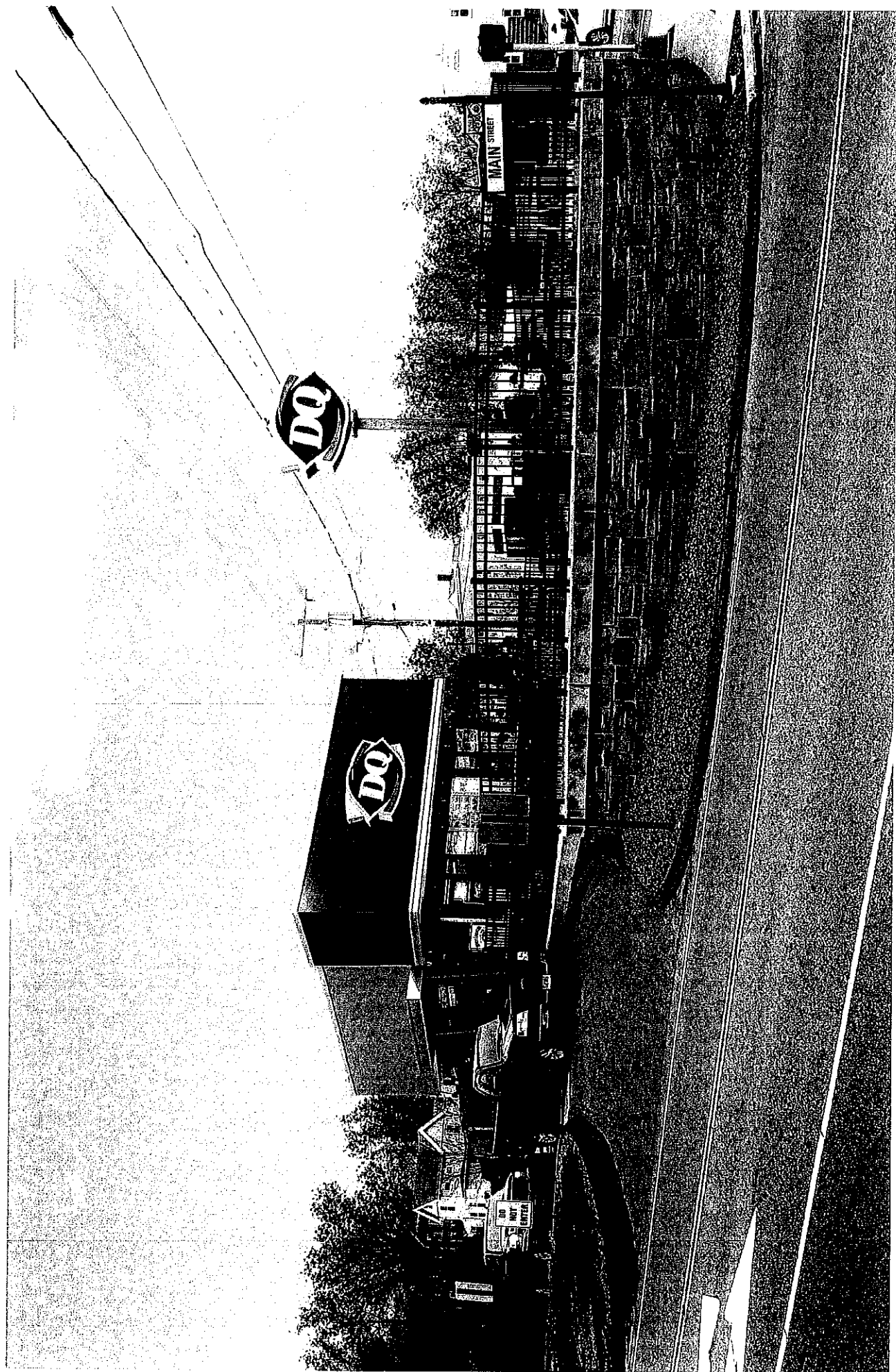
painting included

Alternate for new front canopy. \$ 25,332.00

Very truly yours, SFA Group LLC.

Christopher Filomeno

President



DQ Orange Julius

1205



Project Name:	NEWPORT CENTER @ FARMINGTON AVE.	
Project Address:	848 FARMINGTON AVENUE	
<i>Item</i>	<i>Total Maintenance</i>	<i>Ali's Nursery</i>
Remove and Install Caps on front stairs	\$6,846.00	\$7,500.00
Remove existing concrete and install drains	\$8,820.00	\$8,500.00
Install 1,900 SF of pavers (Front)	\$34,110.00	\$42,000.00
Install 820 SF of pavers (Side)	\$14,760.00	\$17,482.00
Install 4 foot fence with 2 gates	\$7,600.00	\$9,200.00
TOTAL	\$72,136.00	\$84,682.00

ECONOMIC DEVELOPMENT COMMISSION APPROVED THIS REQUEST FOR A
MATCHING GRANT OF \$36,068.00 AT THEIR EDC MEETING ON MAY 4, 2020



April 13, 2020

Mr. Chris Edge, Economic Development Director
Town of Berlin
240 Kensington Road
Berlin, CT 06037

**RE: Façade Improvement Program Application – 848 Farmington Avenue-Berlin, CT
(Newport Center @ Farmington Ave.)**

Dear Chris:

We appreciate the opportunity to make application to your office and to the Economic Development Commission concerning the Façade Improvement Program. Enclosed, please find the completed application and requested attachments.

As it relates to Section V. of the application, in the following find our replies to the requested information:

- a. **Description of Improvements:** Our strategy is to improve the curb appeal and functionality of *Newport Center @ Farmington Ave.*, as well enhance the overall marketability of the first-floor commercial space by providing amenities to the property's commercial tenants and their customers and guests. Additionally, the proposed scope of improvements will lend to the Town's vision of a more integrated downtown, and along with Newport's launch of the Transient Oriented Development, *Steele Center @ Farmington Ave.* located adjacent to the Berlin Train Station, these suggested improvements shall further mesh and realize our joint visions.

Scope of work shall include:

- Removal of the exiting sidewalk and landscaping located along the front (north side) of the building and replace it with a patio and new landscaping that will accommodate tables and chairs



- Remove and replace the existing damaged stairs leading to / from the front (north side) of the building to the sidewalk at Farmington Avenue, and incorporate this new stairway into the proposed patio
 - On the west side of the building located adjacent to the commercial space, remove exiting landscaping and replace it with a patio that will accommodate tables and chairs providing a direct view of the arriving and departing trains
- b. **Brief Company Profile:** Newport Realty Group, LLC (NRG) is a real estate development and management firm headquartered in Southington, CT. Mark Lovley, of Lovley Development, Inc. and Tony Valenti are at the forefront of NRG. Being involved in real estate investment and property development for over 34 years, Lovley and Valenti aggressively expanded their portfolio within Connecticut over the past year, and more recently added property management to their offered services. Lovley and Valenti currently own and manage commercial and residential properties in Berlin, Glastonbury, Southington, Waterbury and West Hartford.
- Newport Realty Group, LLC works with clients to fully understand all aspects of their real estate development needs. From site evaluation to navigating city approvals to securing financing, our team of experienced real estate developers is with their clients from project inception to completion. Newport Realty Group, LLC is here to help identify the right solutions tailored to clients to achieve their vision and business needs, walking through all the stages of development, design and build.
- c. N/A
- d. **Copy of leases:** We are currently negotiating leases with two prospective tenants. Each tenant will occupy approximately 1,500 square feet of commercial space. Ongoing professional marking continues working to identify additional tenants.
- e. **Estimates for work:**
- 1. Total Maintenance: \$72,136.00
 - 2. Ali's Nursery, LLC: \$84,682.00
- f. **Copy of deed:** Attached to this letter

Other documents requested and attached for your review include:

- Insurance certificate



- Copy of mortgage – will provide
- Before and after renderings provided by Brian Humes of Jacunski Humes Architects, LLC

Please do not hesitate to contact us should you have questions, or if you need any additional information from us.

We appreciate your and the Economic Development Commission's consideration of our request, and the ongoing support that you and the Commission continue providing or team and the businesses in and around the Berlin community.

Sincerely,

A handwritten signature in black ink that reads "Tony Valenti".

Tony Valenti, Principal
Newport Realty Group, LLC

A handwritten signature in black ink that reads "Mark Lovley".

Mark Lovley, Principal
Newport Realty Group, LLC

Enclosures

TOWN OF BERLIN
Economic Development
240 Kensington Road
Berlin CT 06037
Tel: (860) 828-7005

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Instruction: Please complete all items carefully and accurately to the best of your knowledge.

I. Owner Information

Property Owner(s) Name (Titleholder): Newport 848 Farmington Ave, LLC

Owner Type: (Check One)

Corporation ☐ Individual ☐ LLC ☒ Partnership ☐ Proprietorship ☐

Mailing Address: 710 Main Street, Suite 11

City: Plantsville State: CT Zip Code: 06479

Email: tonye lovley development.com

Telephone: (860) 276-8068 Ext: N/A Fax: (860) 621-5810

II. Property Information (to be given as security for Façade Loan)

Address of Subject Property: 848 Farmington Avenue, Berlin, CT 06037

Name of Current Business(es) and Business Owner(s) or Merchants(s):

N/A

Total amount of outstanding debt on subject property:

Type	To Whom	Amount	Maturity Date	Balance
1 st Mortgage Holder	Thornston Savings	\$ 1,650,000	August 1, 2046	\$ 1,000,000
2 nd Mortgage Holder				
Other liens				

III. Principal(s)/Guarantor Information

Name(s): Anthony M. Valenti and Mark Lovley

Address(es): 710 Main Street, Suite 11, Plantsville, CT 06479

IV. **Type of Improvements Proposed:**

☐ Awning ☐ Canopy ☐ Doors ☐ Gutters
☐ Landscaping ☐ Lighting ☐ New Sign ☐ Painting
☐ Paving ☐ Sign Removal ☐ Sidewalk ☐ Siding ☐ Windows

Patios and stairs

Exterior \$ 72,136.00 Signage Ø

Other Ø

TOTAL \$ 72,136.00

AMOUNT OF GRANT REQUEST: \$ 36,068.00 (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: \$ 36,068.00

Bank: Ø

Other: Ø

BERLIN FAÇADE GRANT: \$ 36,068.00

Total Project Cost: \$ 72,136.00

V. **PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION:**

- Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- Brief company profile.
- If the property owner and business owner are not the same, a letter of support from the property owner is required.
- Copy of lease for current or proposed business location (if applicant is lessee).
- Estimates for all renovations including itemized material and labor costs.
- Copy of deed to real property.

VI. **Facade Improvement(s) Request**

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures: Remove existing sidewalk at front of building and replace with a patio and landscaping to be used by Commercial tenants and their customers. New stairs at front entrance of building leading from / to Farmington Avenue sidewalk. Addition of patio at west side of building to be used by guests of commercial tenants.

JOB ESTIMATE

**TOTAL MAINTENANCE
26 BRISTOL STREET
SOUTHINGTON, CT 06489
860-628-5191**

**Home Improvement Contractor License # HIC0554051
Federal Tax ID # 06-1212672
www.totalmain.com**

DATE: 4/10/20

Customer Information

**Lovley Development
PO Box 772
Southington, CT 06489
Fax: 860-621-5810**

Description of Work:

Property location is Farmington Ave Bldg in Berlin

\$6846	Remove old caps on front stairs that are crumbling; cut & install new caps (only) with shims & mortar, Techo-Bloc Architectural caps in Sandlewood.
\$8820	Remove existing concrete in front of building & install drains under pavers inside patios
\$34110	Install pavers in front area. Pavestone 2pc Plaza, approx. 1895 sq ft @ \$18/sq ft
\$14760	Side area, dig out & install pavers. Pavestone 2pc Plaza, approx. 820 sq ft @ \$18/sq ft
\$7600	Install 4' tall black aluminum fence with 2 4' gates.

If you have any questions or would like to schedule the work, please call the office at the number above & leave a message if no one answers.

**Thank you
Taffy Guest
Office Manager**

TOTAL - \$72,236.00

Ali's Nursery, LLC

421 Buckland Street
Plantsville, CT 06479

Estimate

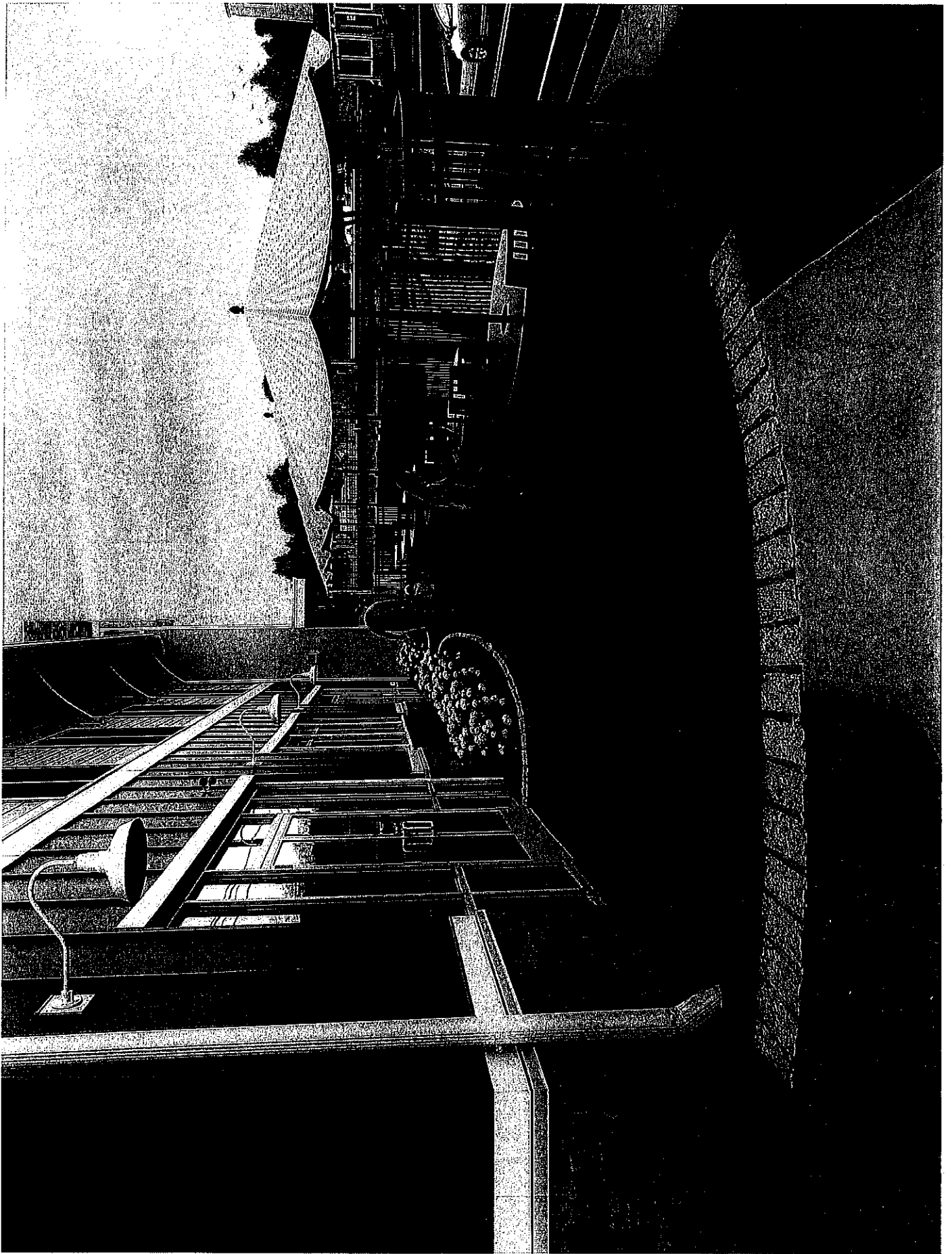
Date	Estimate #
4/10/2020	30

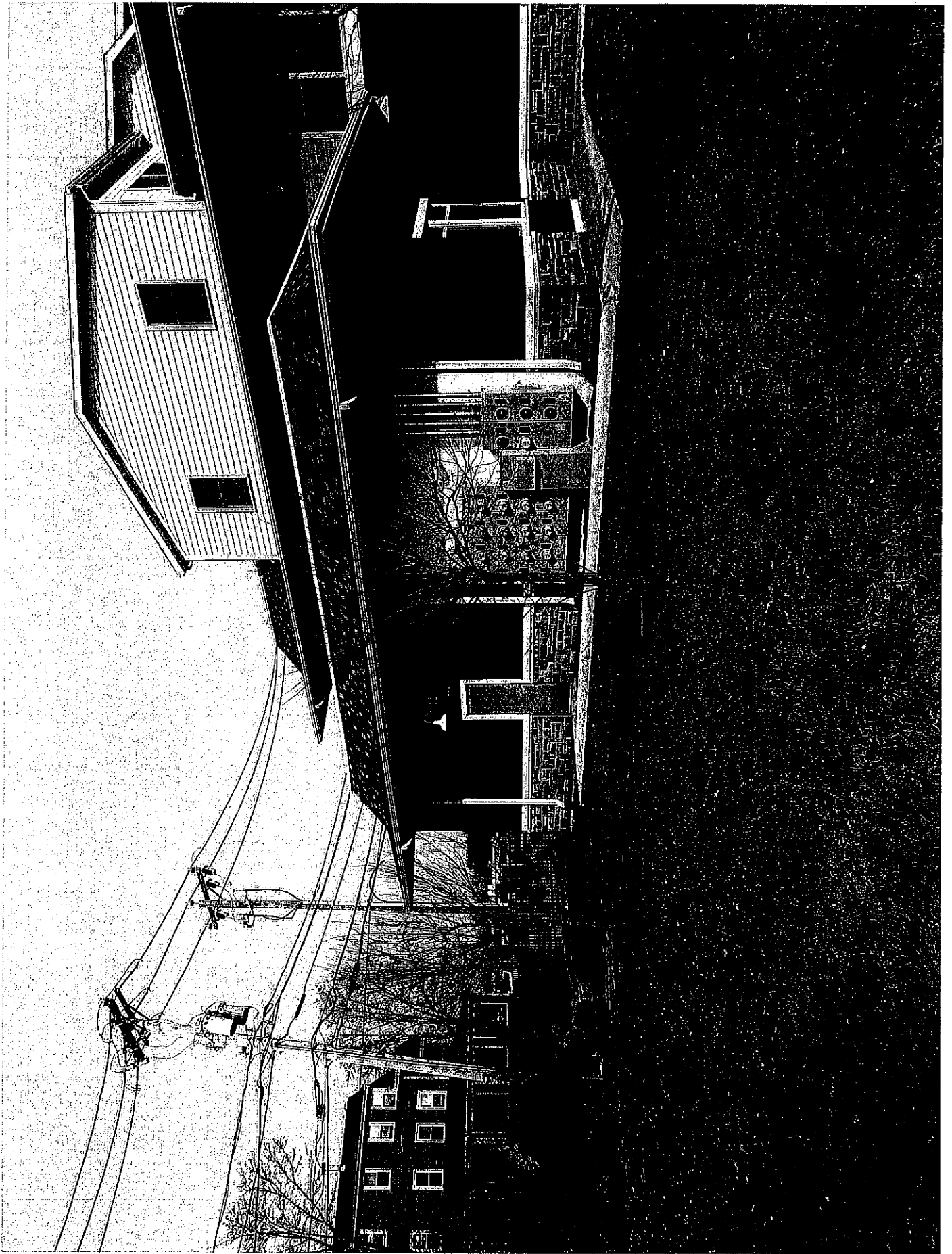
Name / Address
Mark Lovely P.O. Box 772 Southington, CT 06489

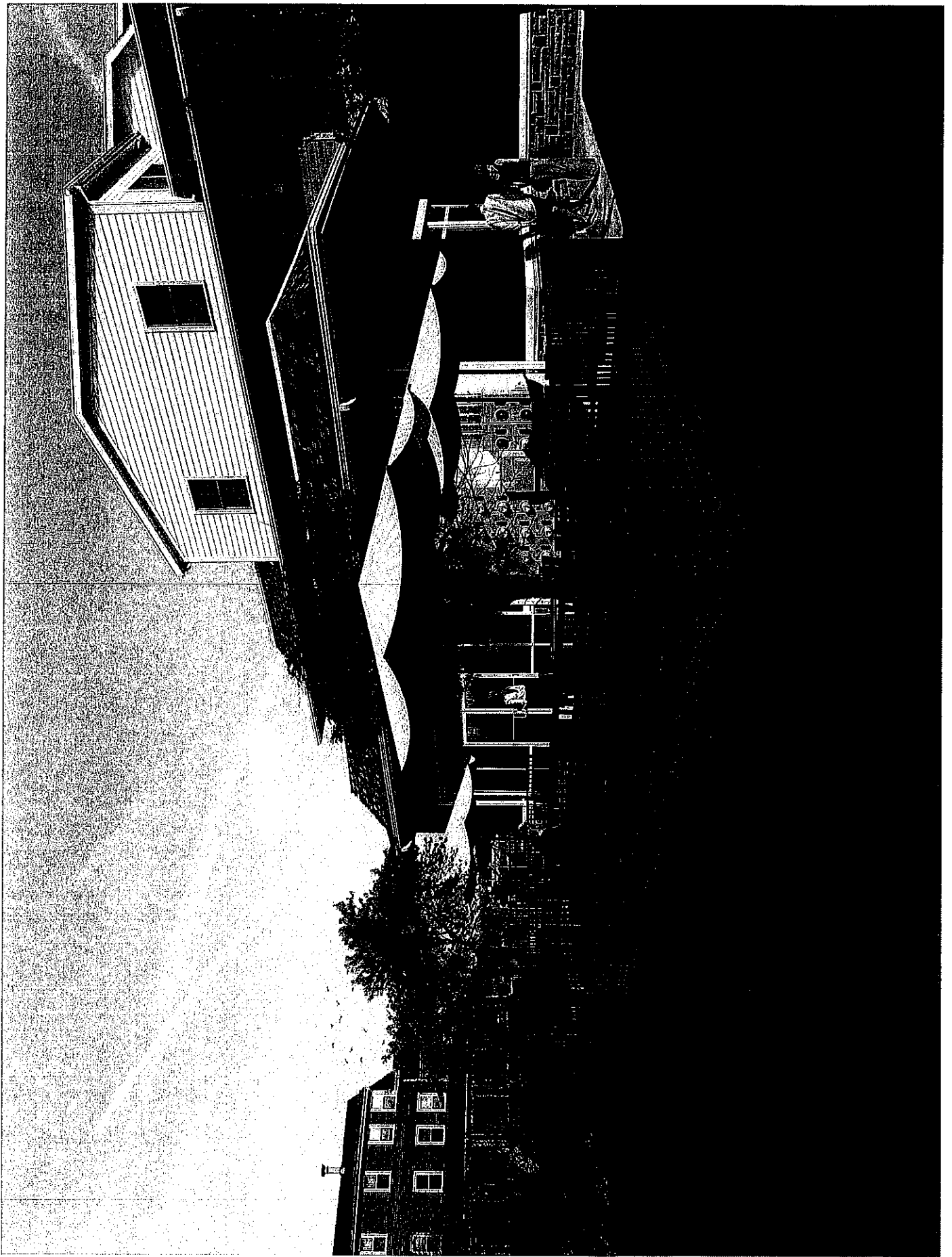
			Project
Description	Qty	Cost	Total
Farmington Avenue Building Farmington			
Remove and Install caps on front stairs with Techo Sandlewood		7,500.00	7,500.00
Remove existing concrete and install drains		8,500.00	8,500.00
Install 1900 sqft. pavers		42,000.00	42,000.00
Install 820 Sqft. Pavers		17,482.00	17,482.00
Install 4' Fence with 2 gates		9,200.00	9,200.00
		Total	\$84,682.00

Customer Signature _____









Project Name:	ITALIAN CLUB *	
Project Address:	16 HARDING STREET	
<i>Item</i>	<i>Estimate 1</i>	<i>Estimate 2</i>
Construct a new vestibule with roof and columns	\$16,926.53	\$18,223.00
Lansdscaping/Retaining Wall	\$3,509.55	\$3,855.19
Repaving of Lot	\$52,975.00	\$62,879.00
TOTAL	\$73,411.08	\$84,957.19
The Economic Development Commissoin Approved IPIC for a matching grant of \$36,690.54 for their project		
* Project is to add vestibule on the front of the building giving it more street presence, landscaping and paving.		

TOWN OF BERLIN
Economic Development
240 Kensington Road
Berlin CT 06037
Tel: (860) 828-7005

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Instruction: Please complete all items carefully and accurately to the best of your knowledge.

I. Owner Information

Property Owner(s) Name (Titleholder): Italian Political Independent Club

Owner Type: (Check One)

Corporation ☒ Individual ☐ LLC ☐ Partnership ☐ Proprietorship ☐

Mailing Address: 16 HARDING ST.

City: BERLIN State: CT Zip Code: 06037

Email: IPIC.BERLINCT@gmail.com

Telephone: 860-828-9010 Ext: _____ Fax: _____

II. Property Information (to be given as security for Façade Loan)

Address of Subject Property: _____

Name of Current Business(es) and Business Owner(s) or Merchants(s):

IPIC

Total amount of outstanding debt on subject property:

Type	To Whom	Amount	Maturity Date	Balance
1 st Mortgage Holder	TD BANK	150,000	11/8/2031	108,837
2 nd Mortgage Holder				
Other liens				

III. Principal(s)/Guarantor Information

Name(s): _____

Address(es): _____

IV. Type of Improvements Proposed:

☐ Awning ☐ Canopy ☒ Doors ☐ Gutters
☒ Landscaping ☐ Lighting ☐ New Sign ☐ Painting
☒ Paving ☐ Sign Removal ☐ Sidewalk ☒ Siding ☐ Windows

Exterior \$73,411.08 Signage _____

Other _____

TOTAL _____

AMOUNT OF GRANT REQUEST: \$36,690.54 (Maximum \$50,000)

Sources of Funding for Total Project:

Owner: \$36,690.54

Bank: _____

Other: _____

BERLIN FAÇADE GRANT: \$36,690.54

Total Project Cost: \$73,411.08

V. PLEASE ATTACH THE FOLLOWING AS PART OF THIS APPLICATION:

- Description of improvements (exterior, signage, landscaping) and how work will be accomplished.
- Brief company profile.
- If the property owner and business owner are not the same, a letter of support from the property owner is required.
- Copy of lease for current or proposed business location (if applicant is lessee).
- Estimates for all renovations including itemized material and labor costs.
- Copy of deed to real property.

VI. Façade Improvement(s) Request

Give a brief general description of the type of improvement(s) being requested and an explanation of how the project will meet the program objectives in the Program's Policies and Procedures:

THE CLUB WILL BE CHANGING THE ENTRANCE SO
THAT IT IS SAFER FOR MEMBERS, BE ADA ACCESSIBLE,
ADD NEW LANDSCAPING AND PAVE OUR PARKING LOT.

NOT FOR CONSTRUCTION
December 9, 2019

**PROPOSED ADDITION FOR
ITALIAN INDEPENDENT
POLITICAL CLUB OF BERLIN (IPIC)
16 HARDING STREET
BERLIN, CONNECTICUT**

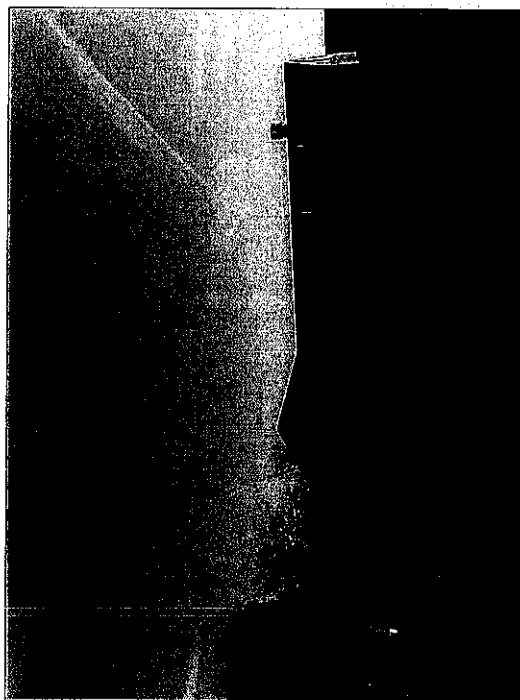
JHJ
JACIŃSKI FIUMES
ARCHITECTS, LLC
15 MASSIRO DRIVE
SUITE 101
GREENWICH, CT 06037
TEL 860-928-0921
FAX 860-928-9293

**PROPOSED
SITE &
FRONT ENTRY
PLAN**

PROJ NO	J1027	DRAWING NO	AI
SCALE	AS SHOWN	DATE	DECEMBER 9, 2019



AFTER



BEFORE

3 IPIC PROPOSED ENTRANCE RENDERING
SCALE 1/8"



Dean Revoir
167 Percival Ave
Berlin, CT 06037

Italian Independent Political Club
16 Harding St, Berlin, CT 06037

BALANCE DUE
\$16,926.53

Notes: 50% deposit, 40% during buildout, 10% at completion.

Item Description	Quantity	Price Per	Total
Exterior construction materials for entrance	-	-	\$7290.53
Site work /cement	-	-	\$5000.00
Dumpster	1	\$425.00	\$425.00
labor	-	-	\$3200.00
		Subtotal	\$15,915.53
		Tax - 6.35%	\$1,011.00
TOTAL			\$16,926.53

Soneson Lawn Care LLC

P.O. Box 70
Kensington
CT 06037

**(860) 559-9827**

Estimate

ADDRESS

Italian Political Independent
Club
16 Harding St
Berlin, CT 06037
United States

ESTIMATE # 1033**DATE 01/22/2020**

ACTIVITY	QTY	RATE	AMOUNT
Labor Remove entire retaining wall to the left of the entrance. Remove portion of retaining wall on the right side of the entrance.	1	400.00	400.00T
Labor Remove existing bushes along retaining wall and dig out stumps	1	400.00	400.00T
Labor Repair base and rebuild retaining wall on the left side of the entrance. Add drain behind wall. Rebuild portion of retaining wall to the right side and add drain once new entrance is built	1	900.00	900.00T
Mulch Install weed barrier fabric and mulch over new median area and along the front entrance.	1	900.00	900.00T
Planting Replace plants along retaining wall/ front of building. Add Hydrangea tree to new median area	1	700.00	700.00T

This estimate includes all labor, material and delivery fees

SUBTOTAL	3,300.00
TAX (6.35%)	209.55
TOTAL	\$3,509.55

Accepted By

Accepted Date



477 W Main St, New Britain, CT 06053

No.

Contact: James Lee

860-883-1114

Email: leeandsonspaving@gmail.com

Contract

HIC# 0648887
Contractor

PROPOSAL SUBMITTED TO		
Tom/ Italian Independent Political Club		
STREET, CITY		
16 Harding St, Berlin		
STATE & ZIP	EMAIL	
CT, 06037		
PHONE	START DATE	COMPLETION DATE
(860) 828-9010		

DIMENSIONS

- * Reclaim existing parking lot with pulverizer.
- * Regrade and compact with vibratory rollers.
- * Install 2 layers of commercial asphalt totaling 3" thick.
- * Machine layed and compacted.
- * Tack glue to be applied.
- * Warranty included.
- * Permit included.
- * Line striping included.

19,800 sqft

APPROX. SQ. FT. _____

We hereby propose to furnish materials and labor necessary for the completion of:

- ☐ Resurface 1" - 3"
- ☐ 3" - 4" Pave over processed gravel
- ☒ Pave over processed gravel 2" - 3"
- ☐ Processed gravel 2" - 6" as needed
- ☐ Two Layers of commercial asphalt
- ☐ Dig out pavement
- ☐ Hot Oil Base Sealer
- ☒ Tack coat edges with asphalt glue
- ☒ Waterproofing Driveway Road Edge
- ☒ One year warranty on all paving work against potholes
- ☐ 400°Crackfiller

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Fifty two thousand nine hundred and seventy five _____ dollars (\$ 52,975.00).

Payment to be made as follows:

Half Down _____

Balance on completion.

All material is guaranteed to be as specified. All material thicknesses are before compaction. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Not responsible for water pitch or flow. No guarantee on vegetation. Our workers are fully covered by Workmen's Compensation Insurance. Any alterations done to driveway will void warranty. Warranty doesn't cover cracks. Not responsible for customer made impression/damage done to driveway. Asphalt is porous so rough marks will occur.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal: Owner represents that the above prices, specifications, and conditions are satisfactory to Owner and Owner hereby accepts this Contract. You are authorized to do the work as specified. Payment will be made as outlined above.

The undersigned Owner agrees that in the event of default by Owner in payment of the agreed upon contract price as noted above, Owner agrees to pay to Contractor, interest at the rate of 1-1/2 per month, together with all costs of collection, including a reasonable attorney fee.

Owner: _____ Date: _____
Contractor: _____ Date: 10/14/19

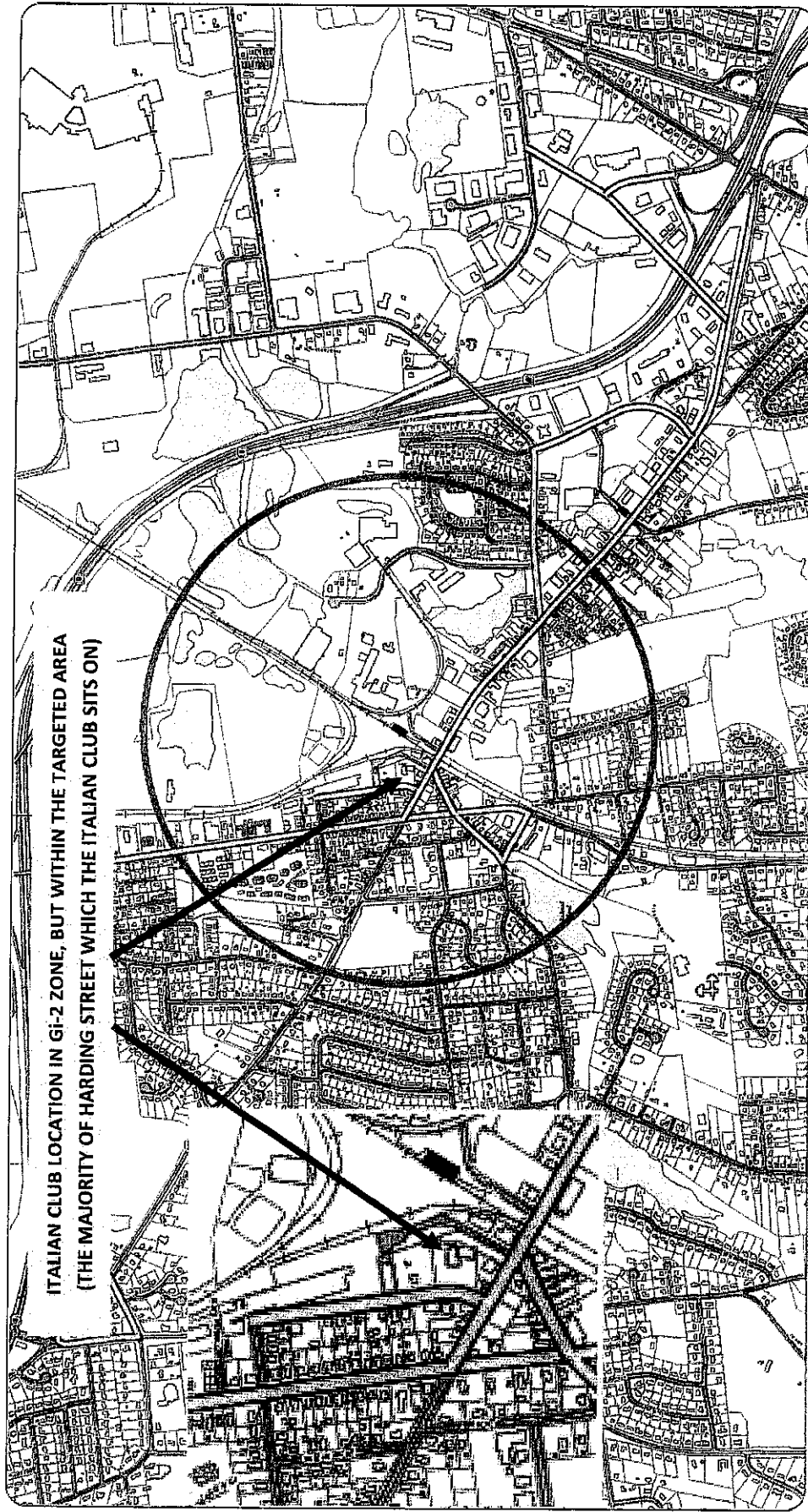
Notice to Owner: You, the Owner, may cancel this transaction at any time prior to midnight of the third business day after the date of this contract. (Saturday is a legal business day in Connecticut.)

Date of Acceptance Signature

Signature: _____
Signature: _____

BERLIN FAÇADE & LANDSCAPING PROGRAM MATCHING GRANT ELIGIBILITY AREA

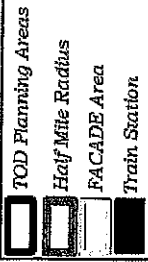
(NEED OPINION ON THE ELIGIBILITY OF THE ITALIAN CLUB WHICH IS SHOWN BELOW)



Town of Berlin
Berlin Facade Area

- Berlin Facade and Landscape
Program Eligibility Area

Map Produced: 1/1/13



DISCLAIMER:
THIS MAP IS PREPARED FOR THE ACCOUNT OF REAL PROPERTY WITHIN THE TOWN OF BERLIN, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND DATA. USERS OF THIS MAP ARE ADVISED THAT THE ASSUMED INFORMATION FROM THIS MAP IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE TOWN OF BERLIN AND ITS MAPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.