



Oxbow Farms
APARTMENTS

80 Rogers Lane Middletown Rhode Island 02842
Phone: (401) 849-4141 • Fax (401) 849-5160

February 9, 2024

Town of Middletown
Planning Department
350 East Main Road
Middletown, RI 02842

Dear Planning Board:

Oxbow Farms Apartments, located at 80 Rogers Lane, Middletown, RI is seeking a waiver to not compile with the Devine standard for window replacement.

Oxbow Farms has replaced 628 windows between 2018 and 2022 in four separate buildings and under four separate approved building permits. However, in 2023 the building permit requested to replace 268 windows in building 4 was denied based upon the Devine standard.

The windows we are requesting to be installed are consistent with the windows in place and those that have been replaced in the past years. Installing windows in compliance with the Devine standard will be inconsistent with the windows that exist throughout the property.

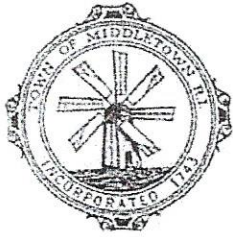
Attached, for your review, is the Application for Development Plan Review, The bid and contract with A1 Roofing to install these windows, the window specifications sheet, and the spreadsheet showing the windows replaced in prior years with a prior building permit.

Please let me know if you require any additional documentation prior to the hearing.

Respectfully submitted,

Kari L. Corveno
Director of Property Management
Bay Management Corp.
Agent for Oxbow Farms Apartments





Town of Middletown

Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

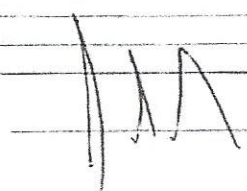
Application for Development Plan Review

Certificate of Completeness

All applications for Development Plan Review must include:

- Pre-application meeting
- This Application Form
- All items on the Development Plan Review Submission Checklist

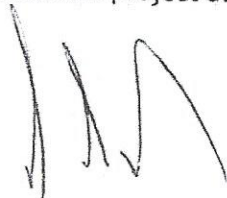
For Office Use Only		Date
Pre-application Meeting		
Referral from Zoning		
Certificate of Completeness		
Certificate of Incompleteness		
Distribution to TRC and R&U		
Public Notice Advertisement (14 days prior in newspaper)		
Abutter Notification (200ft, 14 days before hearing)		
Ad and Notification Costs	\$	
Ad and Notification Reimbursement		
TRC Meeting		
TRC Decision		
Planning Board Deadline (60 days from TRC referral)		
Planning Board Meeting		
Planning Board Decision		

APPLICATION FORM			
Project Name <u>Oxbow Farms Apartments</u>			
Property Owner		Applicant (if different from owner*)	
Name	<u>Oxbow Farms Realty Assoc.</u>	Name	<u>KALI CORVEND</u>
Address	<u>80 ROGERS LANE MIDDLETOWN, RI 02842</u>	Address	<u>Leasing Office Oxbow Farms Apartments 80 ROGERS LANE Middletown, RI</u>
Email address		Email address	<u>KALI.CORVEND@BAYMANAGEMENT.CO</u>
Phone Number	<u>(401) 849-4141</u>	Phone Number	<u>(401) 451-6545</u>
* A signed letter from owner(s) authorizing application is required if applicant is not the owner			
Plat & Lot Number(s) <u>Parcel ID: 103 Parcel Map # lot 105 // 83</u>			
Area of Subject Property <u>Building 4</u>		Zoning District(s) <u>112C</u>	
Type of Development			
<input type="checkbox"/> New Development <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Site Change <input checked="" type="checkbox"/> Other			
Project Description <u>Install 268 Replacement windows</u>			
Signed by Owner		Date <u>11-15-23</u>	
			
Signed by Administrative Officer (when complete)		Date	

November 15, 2023

Middletown Planning/Zoning Department:

As Executive Vice President of Oxbow Farms Realty Associates, dba Oxbow Farms Apartments, I give permission for Attorney Scott Baer and Ms. Kari Corveno to act on my behalf and in the best interests of Oxbow Farms Apartments in the matter of a zoning variance for the window replacement project at building 4 of Oxbow Farms Apartments.

A handwritten signature in black ink, appearing to read 'JAN', is written over the printed name of James A. Nicholson.

James A. Nicholson
Executive Vice President
Oxbow Farms Realty Associates

A1 ROOFING & CONSTRUCTION LLC
 29 1/2 Bliss Road
 Newport, RI 02840



Proposal

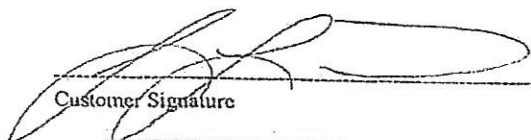
Date	Proposal #
8/1/2023	2023-710

Name / Address
Oxbow Apartments Attn: Chris Andrade 80 Rogers Lane Middletown, RI 02842

Licensed & Insured

SEP29 23 10:25AM

Item	Description	Project	Building 4
		Cost	Total
Permit	Apply and pay for all necessary permits with the Town of Middletown. To be billed at cost.	0.00	0.00
Windows	Provide and install 268 replacement windows in Building 4 Remove existing window units Install insulation as needed in window jambs Provide and install new Paradigm double hung replacement windows, white finish Tempered glass in bathroom windows Install new 3/4" stop on interior of new window units Includes providing storage container for the duration of the project	164,016.00	164,016.00
Terms	Half down deposit required. We do accept credit cards, however there will be a 3.5% fee of the amount charged to cover our costs. Remaining balance due upon completion. If terms and conditions are acceptable, please sign and return a copy of this proposal with your down payment. ASK US ABOUT OUR SOLAR PROGRAM. We thank you for the opportunity to provide this quotation.	0.00	0.00
NOTE	THIS QUOTE IS GOOD FOR 15 DAYS ONLY DUE TO THE VOLATILITY OF MATERIAL COSTS AT THIS POINT IN TIME.	0.00	0.00
Total			\$164,016.00


 Customer Signature


 Contractor Signature

Phone #
401-265-1019

E-mail
office.a1roofing@gmail.com

Company Website
www.a1roofingcompany.com



Paradigm Window Solutions

56 Milliken Street
Portland, Maine 04013

Phone: (877) 994-6369
www.paradigmwindows.com

Customer (Sell)
ORDER DATE
8/23/2023

Creation Date
8/23/2023

BILL TO:

SHIP TO:

Phone:

Fax:

Phone:

Fax:

Thank you for choosing Paradigm Window Solutions!

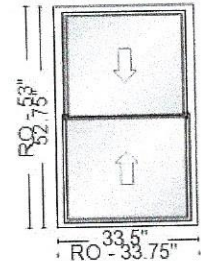
QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
AI ROOFING	OXBOW FARMS BLDG 4	5984125	
SALES REPRESENTATIVE	TERMS	SHIP VIA	QUOTE NUMBER
BRAD. REBELLO@HERITAGEWHOLESALEERS.COM			834571

Line/Item #	Description	Net Price	Quantity	Extended Price
1-1		\$244.78	224	\$54,830.72

Comment/Room:
MAIN APTS

Product: 5 Series, Double Hung, Rpl
 RO: 33.75" x 53"
 TTT Overall Size: 33.5" x 52.75"
 TTT Unit Size: 33.5" x 52.75"
 Sash Split: Equal
 Performance Level: Standard,
 Glass Options: Double Glazed, Reversed LowE, Argon, Annealed, SS
 3/4" IG Thickness, Clear Opening: 28.625" x 21.875", 4.348Sq ft
 Ratings: U-Factor = 0.28, SHGC = 0.37, VT = 0.55
 Vinyl Color: White
 Locks: Standard, Double
 Hardware: White,
 Screen: Half Screen, Roll Formed- Fiberglass, White, Sash Options: Vent
 Stop, Standard (Double),
 Unpainted

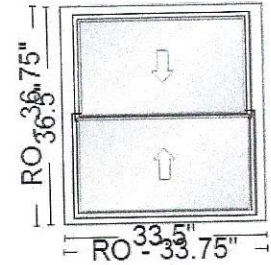
Interior Trim: No,
 Installation Options: Standard Sill Angle, Head Expander



QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
AI ROOFING	OXBOW FARMS BLDG 4	5984125	
SALES REPRESENTATIVE	TERMS	SHIP VIA	QUOTE NUMBER
BRAD. REBELLO@HERITAGEWHOLESALEERS.COM			834571

LineItem #	Description	Net Price	Quantity	Extended Price
2-1		\$198.88	20	\$3,977.60

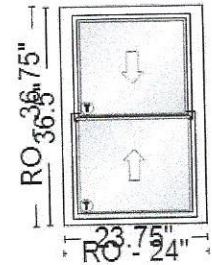
Comment/Room: Product: 5 Series, Double Hung, Rpl
 KITCHENS RO: 33.75" x 36.75"
 TTT Overall Size: 33.5" x 36.5"
 TTT Unit Size: 33.5" x 36.5"
 Sash Split: Equal
 Performance Level: Standard,
 Glass Options: Double Glazed, Reversed LowE, Argon, Annealed, SS
 3/4" IG Thickness, Clear Opening: 28.625" x 13.75", 2.733Sq ft
 Ratings: U-Factor = 0.28, SHGC = 0.37, VT = 0.55
 Vinyl Color: White
 Locks: Standard, Double
 Hardware: White,
 Screen: Half Screen, Roll Formed- Fiberglass, White, Sash Options: Vent
 Stop, Standard (Double),
 Unpainted



Interior Trim: No,
 Installation Options: Standard Sill Angle, Head Expander

LineItem #	Description	Net Price	Quantity	Extended Price
3-1		\$283.68	16	\$4,538.88

Comment/Room: Product: 5 Series, Double Hung, Rpl
 BATH(TEMP) RO: 24" x 36.75"
 TTT Overall Size: 23.75" x 36.5"
 TTT Unit Size: 23.75" x 36.5"
 Sash Split: Equal
 Performance Level: Standard,
 Glass Options: Double Glazed, Reversed LowE, Argon, Tempered, DS
 3/4" IG Thickness, Clear Opening: 18.875" x 13.75", 1.802Sq ft
 Vinyl Color: White
 Locks: Standard, Single
 Hardware: White,
 Screen: Half Screen, Roll Formed- Fiberglass, White, Sash Options: Vent
 Stop, Standard (Double),
 Unpainted

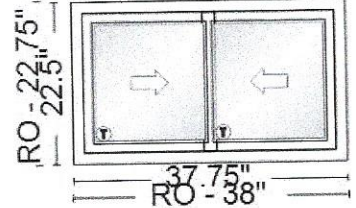


Interior Trim: No,
 Installation Options: Standard Sill Angle, Head Expander

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
A1 ROOFING	OXBOW FARMS BLDG 4	5984125	
SALES REPRESENTATIVE	TERMS	SHIP VIA	QUOTE NUMBER
BRAD. REBELLO@HERITAGEWHOLESALEERS.COM			834571

Line/Item #	Description	Net Price	Quantity	Extended Price
4-1		\$401.13	8	\$3,209.04

Comment/Room: Product: 8300 Series, Double Slider, Rpl
RO: 38" x 22.75"
TTT Overall Size: 37.75" x 22.5"
TTT Unit Size: 37.75" x 22.5"
XX, Sash Split: Equal
Performance Level: Standard,
Glass Options: Double Glazed, Reversed LowE, Argon, Tempered, DS
3/4" IG Thickness, Clear Opening: 13.3125" x 17.75", 1.641Sq ft
Ratings: U-Factor = 0.29, SHGC = 0.34, VT = 0.52
Vinyl Color: White
Locks: Standard, Single
Hardware: White,
Screen: Full Screen, Extruded- Fiberglass, White,



Interior Trim: No,
Installation Options: Standard Sill Angle, Head Expander

CUSTOMER SIGNATURE _____ DATE _____

We appreciate the opportunity to provide you with this quote!

SETUP:	\$0.00
LABOR:	\$0.00
FREIGHT:	\$0.00
DEPOSIT:	(\$0.00)
BALANCE:	\$66,556.24
SALES TAX:	\$0.00
SUB-TOTAL:	\$66,556.24
TOTAL:	\$66,556.24

COMMUNITY: Oxbow Farms Apartments

AGREEMENT BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT IS MADE AND ENTERED INTO BETWEEN A-1 Roofing & Construction, (Contractor) and Bay Management Corp., (Owner). Owner owns the Property known as Oxbow Farms Apartments, (the Property). Owner shall act through its agent, Bay Management Corp. Owner and Contractor agree as follows:

1. SCOPE OF WORK (See attached Exhibit "A")
2. PAYMENT. To receive any payment, Contractor must submit to Owner an invoice detailing the labor, services or materials already provided for Work performed. Owner may withhold any payment if there is defective Work that has not been remedied; if third parties have filed or have threatened to file claims or liens; if the Contractor has failed to pay subcontractors for labor, materials or equipment; if damage has been caused to the Owner or another contractor; if Contractor fails to submit an invoice as required by the terms of this agreement. (See Exhibit "A")
3. TERM. This Agreement will be effective from September 26, 2023, through October 6, 2023. The Term of this Agreement will not be longer than 2 weeks. Commencement date shall be: September 26, 2023.
4. CONTRACTOR OBLIGATIONS
 - A. Contractor shall require each subcontractor to be bound by this Agreement to the extent of the Work performed by such subcontractor and shall obtain from every subcontractor or other hired party an executed contract materially and substantially similar to this Agreement. All obligations and requirements of this Agreement shall also apply to any subcontractors or persons hired or used by the "subcontractor".
 - B. If applicable, Contractor shall obtain, at its own expense, all permits and licenses and agrees to pay all royalties that may be necessary. Contractor shall give notices and comply with all building codes, local ordinances, laws, rules, regulations, and orders of any public authority. The Work shall not be accepted until Owner, Agent and all public authorities have inspected and approved the Work and any certificates of occupancy and/or final inspection certificates are issued.
 - C. Contractor guarantees all materials and equipment incorporated in the Work will be new and of good quality and free from faults or defects, and that all the Work shall be free from defects in workmanship and materials for a period of at least one year from the date Owner accepts the Work and promptly upon Owner's request,

- Contractor will correct by repair or replacements, without charge, and without any such defects and damage to other property. Additionally, materials/equipment warranty provided by the manufacturer of said materials/equipment is to be for at least one year from the date Owner accepts the Work. Where any governmental bodies or agencies regulating Owner's operations require beyond said periods, Contractor's obligations shall remain in effect through such extended period of time.
- D. All changes in the Work shall be authorized only by writing, signed by the Owner. In the absence of such signed change order, such work shall be considered to have been performed as part of the original Agreement without additional compensation.
 - E. All Work will be completed during the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, unless so specified in Exhibit "A".
 - F. By signing the Agreement, Contractor warrants that none of Contractor's employees or owners are related, whether by marriage or blood, to Owner or Agent employees, or who otherwise have a personal or business relationship with an Owner or Agent. Any exceptions must be disclosed to Owner in writing and executed via an addendum to this Agreement by Contractor and Owner.
 - G. By signing the Agreement, the Contractor will ensure that any employee, sub-contractor or person under their direction as an employee or paid individual who does business and or provides services to our companies and properties:
 - a. That each person under the Vendor's direction has a clear criminal record, that there are no felony convictions for the past 7 years
 - b. That each person under the Vendor's direction has a clear record relative to the National Registry of sex offenders
 - H. Kickbacks and inappropriate favors to Bay Management or Property employees are not permitted. If any Bay Management or Property employee asks for money, gifts, or favors, those requests will not be honored. The Contractor/Vendor will report such activity to:

Kari Corveno Director of Property Management 401-451-6545
kari.corveno@baymanagement.com

- 5. INSURANCE. Contractor shall submit an Acord Insurance Certificate, and/or a copy of the full policy if requested by Owner, demonstrating the below coverages and a copy of the Additional Insured endorsement. The certificate holder shall be Owner's name and address and shall provide 30 days' written cancellation notice to Owner. All policies shall waive subrogation in favor of the Additional Insureds. Owner reserves the right to modify the insurance requirements as Owner reasonably sees fit.
 - A. General Liability. Contractor shall maintain occurrence-based Commercial General Liability coverage. Such coverage shall be primary and non-contributory, and shall include, but not be limited to, Premises/Operations, Products/Completed Operations, Personal and Advertising Injury, Independent/Subcontractor Liability, Mobile Equipment Liability, and Blanket

Contractual Liability. The Additional Insureds as described in the Indemnification section shall be named as additional insureds for ongoing and completed operations. Products Liability coverage shall be maintained for six years after completion of the Agreement with limits indicated below, which shall survive this Agreement. Coverage shall be in form no less broad than the most recent version of ISO CG 00 01.

- i. LIMITS: \$1,000,000 Each Occurrence
- ii. \$2,000,000 General Aggregate (shall apply on a per project basis)
- iii. \$2,000,000 Products/Completed Operations Aggregate.

B. Automobile Liability. Contractor shall maintain \$1,000,000 Commercial Automobile Liability Insurance, Combined Single Limit, per each accident for bodily injury or property damage, covering all owned, non-owned, and hired automobiles. Must include loading and unloading coverage. Auto policy to provide Additional Insured coverage on a Primary and Non-Contributory basis.

C. Workers' Compensation Insurance and Employers Liability. Contractor shall maintain Workers Compensation coverage compliant with the jurisdiction in which the work will be performed under this Agreement.

Employer Liability Limits:

- i. \$1,000,000 Bodily Injury each Accident
- ii. \$1,000,000 Bodily Injury by Disease—Policy Limit
- iii. \$1,000,000 Bodily Injury by Disease—Each Employee

_____ Workers' Compensation and Sole Proprietor. Contractor agrees that by entering into this Agreement, Contractor has represented to Owner that Contractor is a sole proprietor, does not have employees and is not an employer. Contractor represents that under the state laws in which services will be performed, Contractor has verified Contractor is not subject to workers compensation or employer's liability laws. Should a court of competent jurisdiction assign from Owner to Contractor benefits including but not limited to workers compensation, unemployment insurance, social security or other benefits, Contractor will indemnify Owner for such benefits.

- D. Property or Inland Marine. Contractor shall purchase and maintain "special form causes of loss" insurance coverage for its own equipment and property at replacement cost. Coverage shall include loss to equipment and materials to be installed or used in the Work where title has not passed to the Owner.
- E. The failure of the Contractor to fully and strictly comply with the insurance requirements is deemed to be a material breach of the Agreement, the Contractor warrants and represents to the Indemnified Parties that its insurance

policy fully and completely complies with all the terms and conditions set out in the insurance requirements of this Agreement. The Contractor accepts full and complete financial responsibility for any incompatibility between the insurance actually obtained and the insurance requirements set out in this Agreement, without reference to any other insurance available to the Indemnified Parties. Further, the Contractor agrees that, to the extent that the Contractor fails to procure the insurance required by this Agreement, or to the extent that any insurance purchased by the Contractor to protect, defend, and/or indemnify the Indemnified Parties shall prove to be deficient to fully comply with the insurance requirements of this Agreement, the Contractor shall be fully liable to the Indemnified Parties for all resulting damages, including all fees and costs incurred in defending any claims, paying all settlements or judgments, and/or in pursuing the insurers for coverage.

4. PREVENTION OF LIENS. Contractor agrees to pay when due all claims of subcontractors and others for labor, materials, services or equipment for the performance of Work and to prevent the filing of any liens by mechanics or materialmen or attachments, garnishments or suits, claims, security interests or encumbrances affecting title to the Property upon which the Work is performed. Contractor agrees within fifteen (15) days after notice is mailed to Contractor to cause any such suit or lien to be dismissed or removed from the Property. Contractor further agrees that no liens or judgments shall attach to the Property owned by Owner by virtue of Work done by Contractor or by any supplier, employees, materialmen or sub-subcontractor employed by him and Contractor warrants that all such parties shall be advised of these terms and bound by the provisions of the sections. Contractor agrees to provide waivers and releases of liens from Contractor and all subcontractors and suppliers of Work under this Agreement, and any other evidence in a form satisfactory to Owner demonstrating that all labor, materials, bills, invoices, payroll taxes of any kind and any other indebtedness incurred by Contractor up to and including the date of invoicing have been paid in full prior to or in exchange for final payment to Contractor.

5. INDEMNIFICATION. To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless Owner, its partners, the Agent, parent companies, subsidiary companies and other officers, directors, controlling persons, shareholders, partners, employees and affiliates (collectively, the Additional Insured) from and against any and all claims, damages, losses, costs and expenses whenever incurred including, but not limited to, reasonable attorney's fees, arising directly or indirectly out of any kind and nature whatsoever, including without limitation claims, damages, costs and expenses attributable to injury, loss of use or destruction to tangible property, bodily injury, sickness, disease or death resulting in whole or in part from the Work or incurred by reason of a breach by Contractor, its subcontractors, their agents or anyone directly or indirectly employed by any of them, or by anyone for whose acts of them may be liable. The indemnity contained herein shall survive the termination of this Agreement. Subcontractor, and any sub-subcontractors, shall advise Contractor promptly after

obtaining notice thereof, in writing, of any incident that might give rise to a Claim or the service upon any Subcontractor party of any summons, notices, letters, or other communications alleging any Claim against any indemnities or with respect to the Building, Property for which the Subcontract Work pertains, or its surrounding area, upon which any Subcontractor party is supplying services.

6. OWNER LIABILITY. Contractor shall not bring claims or lawsuits under or related to the Agreement against any principals, employees, agents, officers, directors, stockholders, controlling persons, partner or affiliates of Owner or Agent. Contractor further agrees that the sole and exclusive remedy of Contractor for payment and/or performance of the Agreement shall be against the assets of Owner. In no event shall the Owner be liable to Contractor for an amount greater than the Contract Sum.

7. OWNER'S RIGHT TO TERMINATE. Owner, at its sole discretion, may terminate this Agreement at any time. Upon any termination of the Agreement, Contractor shall be entitled to payment for all accepted Work finished or installed.

8. MISCELLANEOUS

A. Nothing contained in the Agreement shall be construed to create the relationship of employer and employee, principal and agent, partnership or joint venture between the parties, it being understood that the only relationship between the parties is that Contractor is an independent contractor of Owner. Nothing contained in the Agreement shall create any contractual or other relationship between Owner and any subcontractor or supplier. Should a court of competent jurisdiction assign such benefits from owner or Agent to Contractor or sub-contractors, Contractor will indemnify Owner or Agent for such benefits.

B. This Agreement shall be construed in accordance with the laws of the State where the Work is to be performed.

C. This Agreement and all the representations, warranties, and conditions shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, assignees and other successors in interest.

IN WITNESS, WHEREOF, the parties have executed this Agreement as of the 26th day of

September

OWNER:

By: [Signature]
Agent for owner

As Agent for Owner

CONTRACTOR:

By: [Signature]
A-1 Roofing and Construction

By: [Signature]
Signature

By: _____

Signature

Jeanine Lockhart
Print Name and Title On Site Operations Manager

Print Name and Title

Check Applicable Attachments to this Agreement

Scope of Work (Proposal - Exhibit A)

Project Specifications (Exhibit B)

List of Named Insured



BUILDING PERMIT

PERMIT #: 34002
PROJECT #:
PROJECT NAME:
PROJECT COST: 117,500

THIS IS TO CERTIFY THAT RI CONTRACTOR	NAME: SEAN NAPOLITANO COMPANY: A-1 ROOFING AND CONSTRUCTION LLC ADDRESS: 29 1/2 BLISS RD IF PROPERTY OWNER, INDICATE HERE	REGISTRATION/LICENSE INFO: LICENSE TYPE: Contractor's Residential and Commercial Registration Application BCRB: GC-31410
IS PERMITTED TO PERFORM THE FOLLOWING SCOPE OF WORK	BUILDING 8 - 80 Rogers Ln. Remove existing windows and install 192 Paradigm replacement windows in kind.	
ADDITIONAL REMARKS		
AT SITE LOCATION	ADDRESS: 55 ROGERS LN Middletown, RI 02842	PLAT/MAP - LOT/BLOCK - FILE/PARCEL: 105--83- AREA: ZONING: BUILDING CLASSIFICATION: USE/OCCUPANCY:
OWNER/AGENCY	NAME: OX BOW ASSOCIATES ADDRESS: BAY MANAGEMENT CORP DEDHAM, MA 02026-6717	

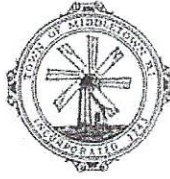
provided that the person accepting this Permit shall in every respect confirm to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to the Zoning, Construction, Alteration, and Maintenance of Buildings in the municipality and shall begin work on said building by (within SIX MONTHS from the date of issuance of this permit) hereof and prosecute the work thereon to a speedy Completion.
Any person who shall violate any of the Statutes and Ordinances relating to Zoning, Construction, Alteration, and Maintenance in the municipality shall be punished by penalties imposed by the State Building Code and Local Zoning Ordinances.

CHRIS COSTA, BUILDING OFFICIAL
DATE: October 14, 2022

Work shall not proceed until the inspector has approved the various stages of construction.

This is an e-permit. To learn more, scan this barcode or visit middletown.ri.viewpointcloud.com/#/records/57722





Town of Middletown, RI

\$2,009.81 Paid

via Credit Card ending in 2025

Thanks for using the Online Service Center

A 1 Roofing and Construction LLC
Building Permit #34002
October 14, 2022

Building Permit Fee	\$1,810.00
ADA Fee	\$50.00
Admin Fee	\$90.50
Processing Fee	\$59.31
Total Paid	\$2,009.81



Powered by the ViewPoint Cloud platform

Receipt number #21804

Kari Corveno

From: Jeannine Lockhart <jeannine.lockhart@oxbowfarms.com> on behalf of Jeannine Lockhart
Sent: Tuesday, January 30, 2024 11:49 AM
To: Kari Corveno
Subject: [EXTERNAL] Windows

BUILDING	COST	UPDATED COST	COMPLETION DATE	# of Windows	NOTES
1			2018	96	
2			2018	144	
3	\$78,690		2019	196	
4	\$101,240	\$164,016	2023	268	on hold
5	\$146,640	\$240,000			
6	\$141,760	\$148,848			
7	\$150,300	\$157,815			
8	\$70,880	\$74,424	2022	192	
9	\$79,200	\$83,160			
10	\$99,900	\$104,895			
11	\$78,200	\$82,110			
12	\$111,200	\$116,760			
13	\$120,960	\$127,008			

6/23



Jeannine Lockhart, ARM, CPO

General Operations Manager

Phone: 501.619.4171 Fax: 401.649.2100

OxbowFarm.com

55 Rogers Lane Middletown, RI 02842