Former South School
719 South Franklin Street
Holbrook, MA

Town of Holbrook
Request for Proposals

Purchase of Town Owned Real Estate

August 23, 2017

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Holbrook, MA

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Request for Proposals

Content

Exhibits:

I. GENERAL INFORMATION

a) ***Overview:*** The Town of Holbrook, acting by and through its Town Administrator, is offering to sell a Town owned building known as the former South School located at 719 South Franklin Street, Holbrook, MA 02343. The Town is seeking a qualified applicant to purchase the property as described in this Request For Proposal ("RFP'). This RFP may be obtained at the office of the Town Administrator, Town Hall, 50 North Franklin Street, Holbrook, Massachusetts 02343.

b) ***Property Description:*** The property located at 719 South Franklin Street, commonly known as the South School, (hereinafter the "Site") is a +/- 13.5 acre parcel with a +/- 38,000 square foot building, formerly used as a school, with paved parking area. Access to the Site is provided via South Franklin Street. There is also 142 feet of frontage on Quincy Street. Please see Town of Holbrook Property Record Card and site imagery attached hereto as Exhibit A. The successful Respondent will be requested to perform its own property survey for use in permitting from the Town and/or the Holbrook Planning Board, including the filing of any ANR Plan, if necessary.

c) The building is one story and was previously used as a public education facility. It was built in 1959. The building has brick/masonry for exterior cover and a membrane roof. The building is comprised of multiple classrooms, bathrooms, offices, a kitchen, a combined cafeteria/gymnasium with a stage area, and a utility room with boiler system. The building has a forced hot air heating system.

d) The property profile consists of the building, its parking lot, and some grass and landscaped buffers. It has single family homes on both sides, and grass and landscaped buffers.

e) The Town is requesting proposals from Respondent interested in purchasing the described site in accordance with the terms and conditions of this RFP.

f) It is the objective of the Town that the site be converted to serve as commercial or residential use. Commercial use, assisted living or senior care is preferred. The property is currently zoned as "Residential 1" (60,000 square foot lots). However, the Board of Selectmen is open to proposing a Town meeting Article to re-zone the property in accordance with a preferred proposal.

g) The following meanings are attached to the defined words then used in this RFP:

   i. "Town" means the Town of Holbrook

   ii. "Minimum and Mandatory Evaluation Criteria": means the criteria for determining whether the proposal is responsible and responsive.

   iii. "Comparative Evaluation Criteria": means the criteria for determining whether the proposed use of the site is in the best interest of the Town.

   iv. "Site" shall mean the parcel of land with the building thereon as existing after subdivision by the selected Respondent.

II. PROPOSAL COMPONENTS AND TIMELINE

a) Although price will be a factor and considered by the Town in evaluating responses to this RFP it will not be the sole determining factor. The Town also is interested in seeing the Site utilized in a manner that promotes smart commercial or residential growth. The Town will determine the most advantageous proposal taking into consideration all evaluation criteria, as well as price, from responsible and responsive proposers responding to this RFP.

b) Proposals, therefore, must include both a "Price" and a "Non-Price" proposal as follows:

   i. Price Proposal information shall state the actual monetary offer being made by the Respondent for Purchase of the Site.

   ii. Non-Price Proposal information shall state the necessary information as required in the RFP in responding to minimum and comparative evaluation criteria.

c) Each proposal must comply with all requirements as outlined herein. Proposals that do not comply with all requirements may be rejected in accordance with law.

d) Proposals considered responsive to this RFP shall be filed with the Town Administrator's Office, 50 North Franklin Street, Holbrook, Massachusetts, by **12:00 noon on Tuesday, October 24, 2017.** The Proposals will be opened at **12:15 PM** on said date.

e) If, at the time of the scheduled proposal opening, the Holbrook Town Hall is closed due to uncontrolled events such as fire, snow, ice, wind or building evacuation, the proposal opening will be postponed until 2:00 PM on the next normal business day. Proposals will also be accepted until that date and time.

f) All Respondents shall submit one (1) package consisting of two sealed envelopes to be marked as Envelope A and Envelope B:

   i. Envelope A shall contain the Respondent's name and shall be further marked, "REAL ESTATE PURCHASE PROPOSAL – SOUTH SCHOOL, NON- PRICE INFORMATION" and shall contain all information requested by the Town as set forth in Section IV. NO OTHER MARKINGS SHALL BE MADE ON THE ENVELOPE.

   ii. Envelope B shall contain the Respondent's name and shall be further marked, "SOUTH SCHOOL - PRICE INFORMATION" and shall contain all information required by the Town as set forth in Section III. NO OTHER MARKINGS SHALL BE MADE ON THE ENVELOPE.

g) After all proposals are opened, a Respondent may not change any provision of his/her proposal in a manner prejudicial to the interests of the Town or fair competition. Minor informalities may be waived by the Town, solely at the Town's discretion; or, the Respondent, at the sole discretion of the Town, may be allowed to correct them. The Town shall have sole authority to determine minor informalities.

h) If a mistake is made in the proposal amount, and the intended amount is clearly evident on

the face of the proposal document, the mistake may he corrected to reflect the intended offer.

i) A Respondent may withdraw a proposal if a mistake is clearly evident on the face of the proposal document, but the intended correct proposal is not similarly evident. The determination as to whether a mistake has occurred shall rest solely with the town.

j) ***Revisions:*** If it should become necessary to revise any part of the RFP specifications, an addendum will be issued and furnished to all individuals and/or firms that have requested or will request specifications.

   i. Any prospective Respondent requesting a change in or interpretation of existing specifications or terms and conditions must do so within five *(5)* days (Saturdays, Sundays, and legal holidays excluded) before the scheduled proposal opening date. All requests are to be in writing to the Town Administrator. No changes will he considered or any interpretation issued unless request received by the Town within five *(5)* days before scheduled proposal opening date. All inquiries must be submitted in writing to:

      Timothy Gordon, Town Administrator
      Town of Holbrook
      50 North Franklin Street
      Holbrook, MA 02343

k) Proposal Submission Formation:

   i. Respondent should review the RFP to be sure that all necessary documentation is submitted. Proposals that do not contain all of the documentation required in this RFP will not be considered and shall be immediately rejected from further consideration. Respondent should also review Comparative Evaluation Criteria to determine how proposals will be evaluated after meeting the Minimum Evaluation Criteria as set forth in this RFP

   ii. Proposals must be submitted in one (1) package. The package must be labeled as follows:

      Chief Procurement Officer - Town of Holbrook
      Purchase of South School
      c/o Timothy Gordon, Town Administrator
      50 North Franklin Street
      Holbrook, MA 02343

   iii. Each package is to include Envelope A and B as stated above. Late submissions will be rejected, regardless of circumstances. The Town *is* not responsible for submittals not properly marked.

   iv. Proposals must include a fully executed Certificate of Non-Collusion and Tax Compliance, and the Disclosure Statement For Transaction With A Public Agency Concerning Real Property required by M G L c 7C, §38 (formerly M G L c.7, §40J). Copies of these documents can be found in Exhibit B.

v. All materials submitted by a Respondent become the property of the Town. The Town is under no obligation to return any of the material submitted by a Respondent.

l) **Rule for Award**: The most advantageous proposal from a responsive and responsible proposer, taking into consideration price and all other evaluation criteria set forth in the solicitation, will be selected.

m) Nothing herein is intended to exclude any responsible Respondent or in any way restrain competition. All responsible Respondents are encouraged to submit proposals. The Town encourages participation by Minority and Women Owned Business Enterprises. Preference will be given to Holbrook-based organizations.

III. PRICE PROPOSAL

a) Price information submitted as part of a response to this RFP shall be submitted in Envelope B (see Section II.f of this RFP) on the Price Proposal Form included as Exhibit D. The proposal must reflect the full offer being proposed to purchase the Site. PRICE INFORMATION SHALL ONLY APPEAR IN THE PRICE PROPOSAL SECTION OF THE RFP AS SET FORTH IN SECTION II.f OF THIS RFP. The Price Proposal Form provided as Exhibit D should be used for all proposals.

b) All prices submitted in response to the RFP shall be firm. Each proposal must state in the Proposal that the Proposal shall remain in effect for ninety (90) days from the deadline for submission. The Town will decide upon award of the proposal within ninety (90) days of submission, unless the time for award is extended by mutual agreement pursuant to Section VIc of this RFP.

IV. NON-PRICE PROPOSAL

a) **Minimum Evaluation Criteria:** Each offer to purchase the Site contained in this RFP shall include the following minimal information. Proposals not including all of this information, or with insufficient information to meet the criteria described below, shall be eliminated from further consideration.

i. **Letter of Intent/Offer to Purchase:** Respondent must submit an offer to purchase and provide a clear and concise statement describing the proposed use of the Site. The Offer to Purchase must be signed by the person(s) with authority to contractually bind an Offer to Purchase on behalf of the Respondent.

ii. **Description of the Respondent(s):** A description of the entity submitting the proposal must include, if not an individual, the name of all partners, corporate name(s), and D/B/A(s) if applicable, and the pertinent address and telephone number; names and addresses of all investors/shareholders and officers of the corporation; names and title of persons with the authority to contractually bind an Offer to Purchase with proof of authority by corporate vote or other. The description of the Respondent shall also include the following information:

1. Experience and qualifications of the Respondent in developing, owning, operating and/or managing property(s).
2. List of other properties developed by the respondent and respective references.

iii. **Proposed Use:** Respondent must describe the proposed use(s) for the Site and include in the Proposal the following information:

1) A clear and concise statement describing the proposed use of the Site.

2) A description of the proposed improvements to be made with associated cost and timeframe for completion.

3) The status of financing commitments for the proposed use of the Site, including the names of equity investors and/or sources of loan funds.

4) The estimated start date of the improvements to be made (in terms of number of days or months) from the date of closing.

5) The estimated completion date of the improvements (in terms of number of days or months) from the start date.

6) An anticipated date for commencement of operations or use of the Site as proposed.

7) A comprehensive description of any proposal to lease the Site for special events to include rental process, estimated cost of rental, type of events.

8) A Financial Plan showing a development pro-forma which identifies all anticipated sources and uses of funds, including public and private debt and equity financing and all anticipated acquisition, construction and general development costs.

iv. **Comparative Evaluation Criteria:** Each proposal meeting the Minimum Evaluation criteria shall be further evaluated and rated according to the Comparative Evaluation Criteria in order to determine the relative merits of each proposal. This review will cover the objectives listed below. Within each category, the degree to which the proposal satisfies the stated objective shall be reviewed and rated on a system of Highly Advantageous, Advantageous and Not Advantageous.

1) Site Re-Use:

Highly Advantageous- The Respondent demonstrates a comprehensive plan to develop assisted living facility, senior housing or commercial use with committed and proven business ventures.
Advantageous- The Respondent demonstrates a plan for general commercial use and/or "over 55" community; other mixed use activity, or single family houses
Not Advantageous-*The* Respondent's main re-use is multi-family housing.

2) **Property Development Experience**

Highly Advantageous - Respondent demonstrates the experience and qualifications necessary to successfully develop, sell, own, and/or manage commercial real estate, assisted living facilities, and/or mixed use development.
Advantageous - Respondent demonstrates the experience and qualifications necessary to develop and market single family residential housing or commercial/industrial properties.
Not Advantageous - Respondent states that they have the ability to develop, sell, own, and manage commercial and/or residential properties, but does not provide supporting evidence.

3) **Financial Capability**

Highly Advantageous - Respondent demonstrates a firm financial commitment for the development proposed, by providing commitment letters or letters of intent from all financial sources to be used for the development, including construction, sufficient to meet the proposed Site development and which demonstrate the ability to commence construction within twelve (12) months and completes construction in two (2) years.
Advantageous - Respondent has letters of financial interest for the development proposed, by providing commitment letters from all financial sources to be used for the development, including construction sufficient to meet the proposed Site development but which does not demonstrate an ability to commence construction within twelve (12) months and completes construction in a time frame greater than (2) years but less than three (3) years.
Not Advantageous - Respondent does not have financial letters of interest for the development proposed from financial sources to be used for the development or letters of financial interest consistent with either of the time frames set forth above.

4) **Financial Support to the Town**

Highly Advantageous - The Respondent demonstrates the development of a project that provides maximum tax revenue for the Town and a service or benefit to the residents of the Town.
Advantageous - *The* Respondent demonstrates the development of a project that provides tax revenue and a service or other benefit to the residents of the Town.
Not Advantageous - The Respondent **does not** demonstrate the development of a project that provides tax revenue for the Town; or other services or benefit.

5) **Experience for Respondents**

Highly Advantageous - The Respondent demonstrates ten (10) or more years of real estate development and managing experience.
Advantageous - The Respondent demonstrates greater than five *(5)* years of real estate development and managing experience but less than ten (10) years.
Not Advantageous - The Respondent that demonstrates less than five *(5)* years of experience in real estate development and managing.

V. CONTRACT TERMS AND CONDITIONS

a) The selected Respondent shall execute a Purchase Agreement with the Town within thirty (30) days from the Respondent's receipt of the Board of Selectmen's Notice of Award; **and/or Town Meeting Vote on sale of town owned land.** The purchase/ Development Agreement will contain provisions, amongst others, that set forth time lines for commencement of development work as well as for filing of application for any necessary permit(s) and/or approvals. The Purchase of the Site shall be subject to any easements existing and required for street, sewer, and water, or any other public purposes abutting and within said property and any other encumbrance of record. The Respondent shall thereafter tender any payments due the Town upon execution of the Purchase Agreement. Notwithstanding the foregoing, the Town, in its sole discretion, reserves the right to extend time for execution of the Purchase Agreement for extenuating circumstances.

b) It is understood and agreed that it shall be a material breach of any contract resulting from this RFP for the Respondent to engage in any practice which shall violate any provision of Massachusetts General Laws, Chapter 151B, relative to discrimination in hiring, discharge, compensation, or terms, conditions, or privileges of employment because of race, color, religious creed, national origin, sex, age or ancestry.

c) The Purchase/Development Agreement shall be drafted by Holbrook's Town Counsel consistent with the terms of this RFP and with the selected Respondent's proposal.

d) The Respondent will be responsible for obtaining all local and state approvals, permits and licenses.

e) The Respondent will be required to certify that no official or employee of the Town of Holbrook, Massachusetts, has an interest in this proposal which the Respondent offers to execute or in expected profits to arise therefrom, unless there has been compliance with the provisions of M.G.L., Chapter 43, Section 27, and that this proposal is made in good faith without fraud or collusion or connection with any other person submitting a proposal.

f) The Respondent understands that if a complaint or claim alleging violation by the Respondent of the relevant statutes, rules or regulations is presented to the Massachusetts Commission Against Discrimination (MCAD), the Respondent agrees to cooperate in the investigation and disposition of such complaint or claim.

VI. OTHER PROVISIONS

a) **WITHDRAWAL OF PROPOSALS**: Proposals may be withdrawn, corrected, or modified at any time prior to the time specified for the opening of RFP by a written and sealed notice received by the Town of Holbrook prior to the time and date set for opening of the proposals. Proposal modifications must be submitted in a sealed envelope clearly marked with the Respondent's name and the words, "Modification Number: ". Each modification must be numbered in sequence and must reference the original proposal.

b) **BRIEFING SESSION**: The Town of Holbrook will hold a pre-proposal meeting with prospective Respondent to answer questions on the contents of this proposal on **September 19th, at 2:00pm in the Heritage Room, Holbrook Town Hall**, 50 North Franklin Street, Holbrook, MA with a site visit to follow thereafter, if necessary.

c) **TIME OF AWARD**: The Town of Holbrook shall award this contract within ninety (90) days after proposal opening The time for award may be extended for up to an additional thirty (30) days after the date of the opening of the proposals by mutual agreement between the Town and the highest responsive and responsible Respondent offering the most advantageous proposal as determined by the Town's Chief Procurement Officer.

d) **RESERVATION OF RIGHTS:** The Town reserves the right to cancel or reject in whole or in part any or all proposals, to waive any defects, informalities, and minor irregularities in any proposals or offers received, to accept exceptions and to act otherwise if such action is determined to be in the best interest of the Town.

e) **CERTIFICATE OF NON-COLLUSION:** All persons or firms submitting a proposal shall submit a signed certificate of non-collusion. See form attached as part of Exhibit B.

f) **COMPLIANCE WITH MGL CHAPTER 62C § 49A:** Respondent shall submit a signed certificate of compliance with MGL c,62C, § 49A, which states that all state tax returns have been filed and all of the person's or firms' state taxes have been paid; and that all Town taxes and charges, if applicable, have been paid. See form attached as part of Exhibit B.

g) **DISCLOSURE STATEMENT:** Respondent shall submit a signed Disclosure Statement For Transaction With A Public Agency Concerning Real Property required by M G L c 7C, §38 (formerly MGL c.7, §40J) See form attached as part of Exhibit C.

h) **COMPLIANCE WITH MGL CHAPTER 44, §63A:** The Respondent awarded the right to Purchase with the Town shall be responsible for payment of real estate taxes as required by M G L c.44, §63A, if applicable

i) **INSURANCE:** All Respondents shall provide a certificate of insurance conforming to the insurance requirements, if any, specified in the Purchase Agreement at closing.

j) **CERTIFICATE OF VOTE OF AUTHORIZATION:** Respondent shall certify that the proposal made to the Town of Holbrook is under the pains and penalties of perjury and that the proposal has been made and submitted in good faith and without collusion or fraud. The certification shall also state that the word "person" shall mean any natural person, business, partnership, corporation, committee, club or other organization, entity, or group of individuals involved as part of the offer.

    a. Any corporation making an offer shall also provide a certification stating that the person signing the offer is an authorized corporate officer with the authority to bind the corporation. A certificate of corporate authority shall be provided.

k) **NOTICE AND INFORMATION REQUESTS:** Any and all requests for information shall be made in writing and shall be addressed to: Town Administrator, Holbrook Town Hall, 50 North Franklin Street, Holbrook, MA 02343. All questions by prospective bidders will be answered within seven (7) days of receipt by the Town Administrator's Office No questions will be answered by Town Officials other than in writing.

l) **ASSIGNMENT OF AGREEMENT:** The Respondent shall not assign, transfer, sublet, convey or otherwise dispose of any contract which results from this RFP or any right, title or interest therein, in whole or in part, without the written permission of the Town. The Town reserves the right to declare the Respondent in default should the Respondent act or attempt to act without such written consent from the Town.

m) **INDEMNIFICATION:** The selected Respondent shall, as a term and condition of the Purchase Agreement, indemnify, defend and hold harmless the Town of Holbrook and all of its officers, agents, and employees against all suits, claims, or liabilities of every name, nature and description arising out of or in consequence of the acts of the Respondent in the performance of the work covered by this RFP and the Purchase Agreement and/or the Respondent's failure to comply with the terms and conditions thereof.

   a. The Respondent shall indemnity and hold the Town, its offices, agents and employees harmless from, against, for, and in respect of any liability arising out of the rental of the facility to third parties for special events.

n) **LEGAL DESCRIPTION:** As stated in Section 1.2 the successful Respondent will be required to prepare and file with the Holbrook Planning Board the necessary application and plans to develop the Site. This will require the successful Respondent to perform a survey and prepare a legal description for the Site (acceptable to the Town). The legal description shall be approved by the Town of Holbrook provided such description reasonably conforms to the green boundary area shown on Exhibit A.

o) **PROPOSAL SURETY:** A certified check made payable to the Town of Holbrook in the amount of ten (10%) percent of the purchase price must accompany each response to this RFP. This check must be submitted under separate sealed cover marked "Proposal Surety." In the case of default, the surety shall be forfeited to the Town as liquidated damages. Any surety submitted by Respondents not selected by the Town shall be returned to each respective unsuccessful Respondent.

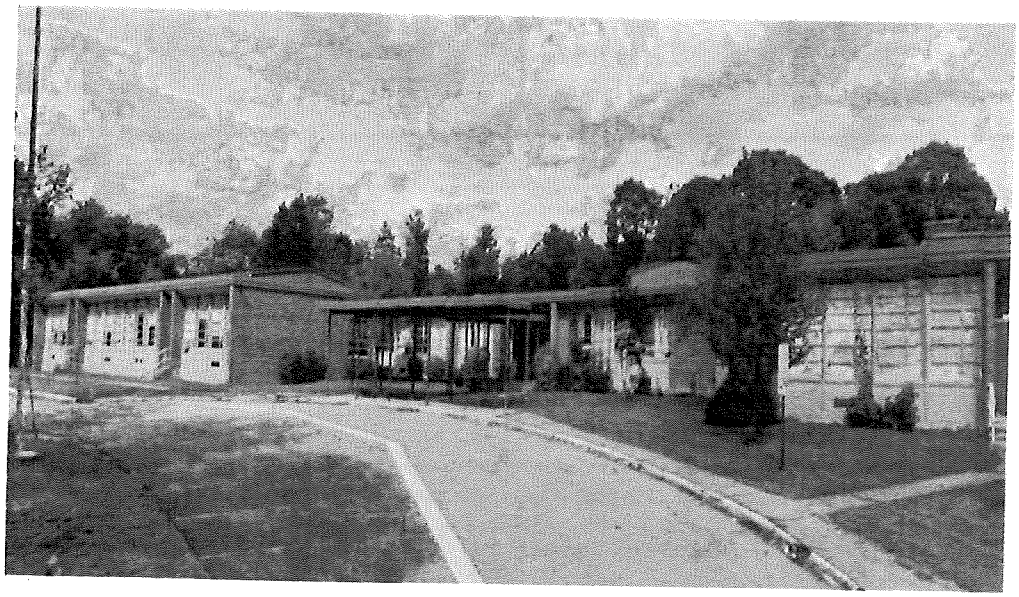
EXHIBIT A

PROPERTY CARD INFORMATION

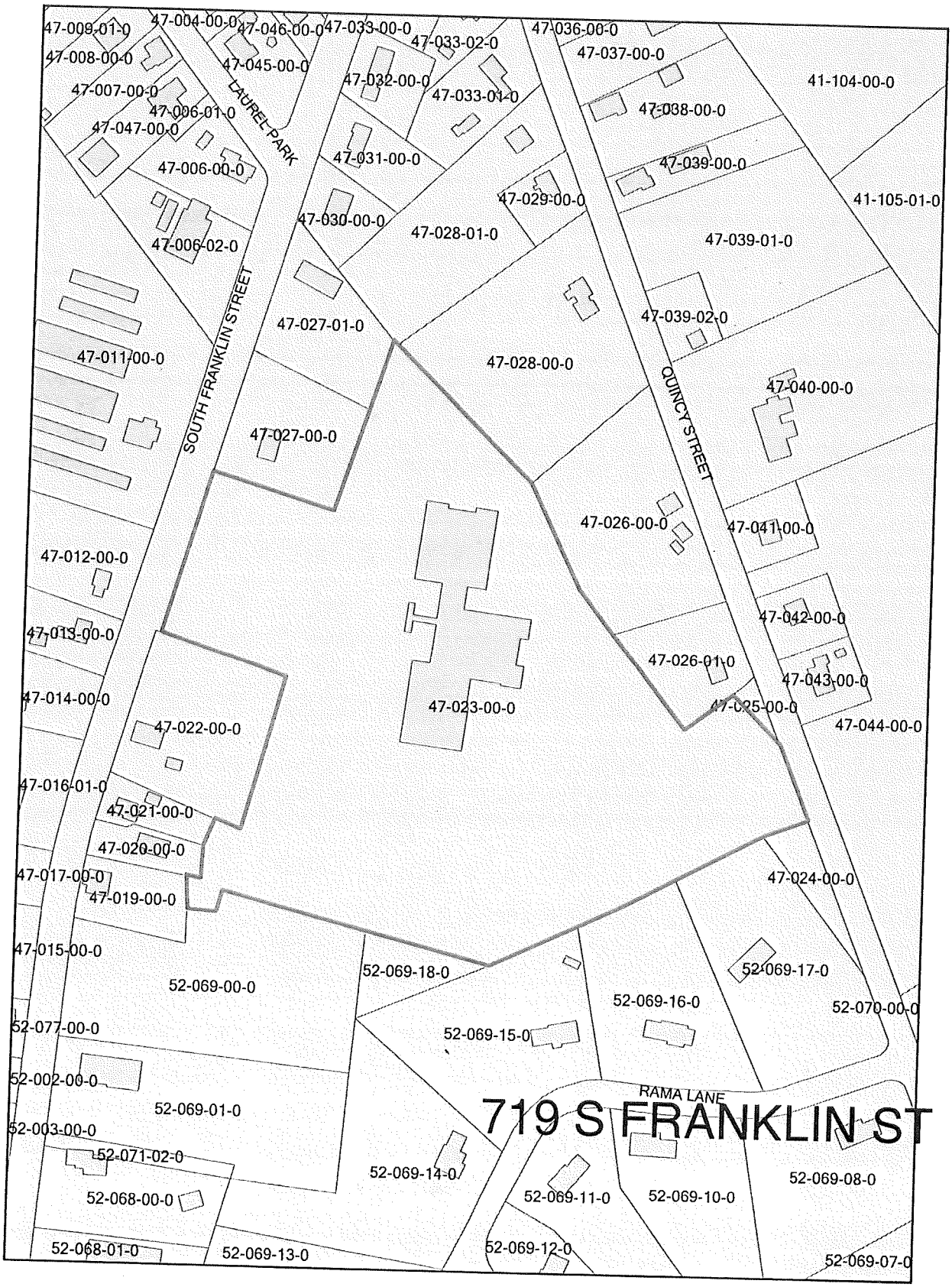
719 South Franklin St, Holbrook, MA

Map 47, Lot 23

South School



SOUTH SCHOOL



47	023	00	0	1 of 1	COMMERCIAL	TOTAL ASSESSED: 3,056,500
MAP	BLOCK	LOT	sub	CARD		!4795!

Town of Holbrook

Patriot Properties Inc.

ROPERTY LOCATION

No	Alt No	Direction/Street/City
719		S FRANKLIN ST, HOLBROOK

WNERSHIP

Unit #:

wner 1: HOLBROOK TOWN OF (SO SCHOOL)
wner 2: SO ELEMENTARY SCHOOL
wner 3:
treet 1: DNB
treet 2: 50 N FRANKLIN ST
wn/City: HOLBROOK
St/Prov: MA Cntry Own Occ: N
Postal: 02343 Type:

REVIOUS OWNER

wner 1:
wner 2:
treet 1:
wn/City:
St/Prov: Cntry
Postal:

ARRATIVE DESCRIPTION

is Parcel contains 588,060 Sq.Ft. of land mainly classified Pub School with a(n) SCHOOL Building Built about 1959, aving Primarily BRICK Exterior and MEMBRANE Roof over, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 oms Total, and 0 Bdrms.

THER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
934	1,926,300	11,500	588060.000	1,118,700	3,056,500
Total Card	1,926,300	11,500	13.500	1,118,700	3,056,500
Total Parcel	1,926,300	11,500	13.500	1,118,700	3,056,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 81.67 | /Parcel 81.67

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	Insp Date
Total Land:	01/04/06
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 47-023-00-0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2017	934	FV	1,926,300	11500	588,060.	1,118,700	3,056,500	3,056,500	YER	12/29/2016
2016	934	FV	1,926,300	11500	588,060.	1,069,700	3,007,500	3,007,500	YEAR END ROLE	12/9/2015
2015	934	FV	1,926,300	11500	588,060.	1,050,100	2,987,900	2,987,900	Year End Roll	12/2/2014
2014	934	FV	1,926,300	11500	588,060.	1,050,100	2,987,900	2,987,900	Year End Roll	12/23/2013
2013	934	FV	1,926,300	11500	588,060.	1,050,100	2,987,900	2,987,900	Year End Roll	1/15/2013
2012	934	FV	1,926,300	11800	588,060.	1,050,100	2,988,200	2,988,200	Year End Roll	12/28/2011
2011	934	FV	1,926,300	11800	588,060.	1,099,100	3,037,200	3,037,200	Year End ROll	1/14/2011
2010	934	FV	2,021,900	11800	588,060.	1,156,600	3,190,300	3,190,300	Year End	12/9/2009

SALES INFORMATION

TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	3858-211		11/18/1960			No	No	D		

PRINT	
Date	Time
08/01/17	18:19:29

LAST REV	
Date	Time
07/20/17	12:00:15
apro	
4795	

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2007	8/07/150	RENOVATI	9,500	C				
12/26/2006	12-06-305	MANUAL	6,150	C				doors
12/21/2005	12-04-369	RENOVATI	115,000	C				
10/12/2000	10-00-280	WINDOWS	7,000	C	3/27/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
1/4/2006	PERMIT VISIT	HS	HANNA
3/27/2001	VISITED	HS	HANNA
10/16/1997	MEAS&INSP		

ROPERTY FACTORS

em	Code	Descip	%	Item	Code	Descrip
Z	R1	RES 1-- 60K	100	U	02	SEWER
o				t	03	WATER
n				l	11	GAS/ELEC
Census:				Exmpt		
Flood Haz:						
D				Topo	02	ABOVE AV
s				Street	01	PAVED
t				Traffic	05	HEAVY

Sign: LEFT BLANK DUE TO NOT DATA __/__/__

AND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Pub School		217800		Sq.Ft.	SITE	1.0	0	5.1	0.900	880									999,702						999,700	
934	Pub School		8.5		Acres	EXCESS	1.0	0	14,000.	1.000	880									119,000						119,000	

Total AC/HA: 13.50000 | Total SF/SM: 588060.00 | Parcel LUC: 934 | Pub School | Prime NB Desc C/I GOOD | Total: 1,118,702 | Spl Credi | Total: 1,118,700

XTERIOR INFORMATION

Type:	58 - SCHOOL		
Sty Ht:	1.0 - 1 Story		
(Liv) Units:	1	Total:	1
oundation:	06 - SLAB		
Frame:	07 - CONC BLK		
rime Wall:	07 - BRICK		
Sec Wall:			%
Roof Struct:	04 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:			
iew / Desir	A - AVERAGE		

ENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

ITERIOR INFORMATION

Avg Ht/FL:	16		
rim Int Wall	01 - DRYWALL		
ec Int Wall	05 - MINIMUM	50	%
Partition:	T - TYPICAL		
rim Floors:	14 - ASPHALT TILE		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	03 - TYPICAL		
Insulation:	02 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	02 - GAS		
Heat Type:	01 - FORCED H/A		
Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	49	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	99.00
Size Adj.:	0.83206326
Const Adj.:	1.02286911
Adj $ / SQ:	84.258
Other Features:	29500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	3210568
Depreciation:	1284227
Depreciated Total:	1926341

COMMENTS

47-23.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:				HB			

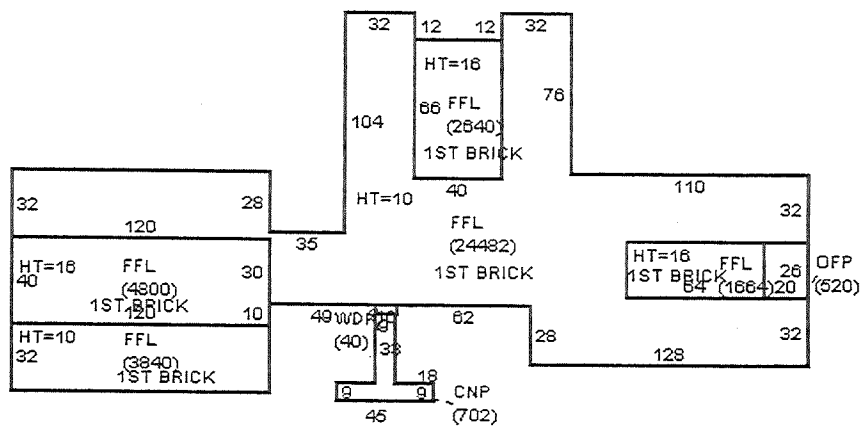
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing	
Electric:	
Heating:	2005
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	37,426	84.260	3,153,443
CNP	CANOPY	702	27.840	19,545
OFP	OPEN FRM PRC	520	14.310	7,440
WDK	WOOD DECK	40	16.000	640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:	38,688			Total:	3,181,068
Size Ad	37426	Gross Are	38688	FinAre	37426

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate	Ind.Val

Juris. Factor:		Before Depr	84.26
Special Features:	0	Val/Su Net:	49.79
Final Total:	1926300	Val/Su SzA	51.47

PEC FEATURES/YARD ITEMS

PARCEL ID 47-023-00-0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value
	PAVING	D	Y	1	28000	A		FR 1959	0.84	T	51	934				11,500			11,500

More: N | Total Yard Items: 11,500 | Total Special Featues: | Total: 11,500

IMAGE

AssessPro Patriot Properties, Inc

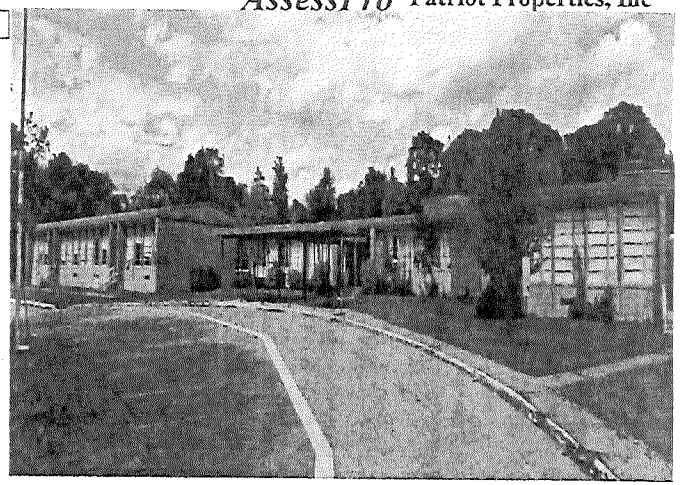


EXHIBIT B

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

_____
Signature of individual submitting bid or proposal

_____
Name of business

Tax Compliance Certification
Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

_____
Signature of person submitting bid or proposal

_____
Name of business

EXHIBIT C

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

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

(1) REAL PROPERTY:

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

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

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

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

_____Lessor/Landlord _____Lessee/Tenant

_____Seller/Grantor _____Buyer/Grantee

_____Other (Please describe):_____

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

NAME RESIDENCE

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

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

> No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and timeshares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.
>
> Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.
>
> The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

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

_____

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

_____

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

_____

PRINT NAME & TITLE of AUTHORIZED SIGNER

EXHIBIT D

TOWN OF HOLBROOK
FORMER SOUTH SCHOOL
REQUEST FOR PROPOSAL

PRICE FORM

I. Proposal Price Offer: $

II. Price Proposal Details:

The undersigned certifies under the penalties of perjury that the above stated offer for the purchase of real estate described in the Request for Proposal for the former South School, 719 South Franklin Street, Holbrook, MA, is in all respects bona fide fair and made without collusion or fraud with any other person, to mean any natural person, joint venture, partnership, corporation or other business or legal entity,

_____
Signature of Authorized Person on Behalf of Proposer

_____
Date

_____
Print Name