



Fairhaven Board of Selectmen

July 8, 2015 Meeting Minutes

Present: Chairman Geoffrey Haworth, Vice Chairman Charles K. Murphy, Sr., Clerk Robert Espindola, Executive Secretary Jeffrey Osuch, and Administrative Assistant Anne Kakley. Also present: Wendy Graves.

Chairman Geoffrey Haworth called the meeting to order in the Town Hall Banquet Room at 7:04 p.m. The meeting was audio recorded by the Selectmen's Office and video recorded by the Government Access channel.

EXECUTIVE SECRETARY'S REPORT

Mr. Osuch said that he had spoken with Richard Kobayashi of the Collins Center to inform him that the Board had selected his firm for the Town Administrator hiring process. All companies who interviewed for the job were notified of the Collins Center appointment. Mr. Kobayashi will set up a time to meet with Select Board members individually to learn more about the Town and its needs. Mr. Kobayashi recommends a screening committee of five to seven members.

ROGERS-OXFORD RFP

The Board went through the previously issued Rogers-Oxford RFP, paragraph by paragraph, and made changes and recommendations. See Attachment A for the result of this working session. Mr. Espindola also issued a sheet of recommendations to his fellow board members. See Attachment B.

CELL PHONE DATA CHARGES

Mr. Osuch noted that there have been roaming data charges in excess of \$100 (total) on three different Town employee phones. The excessive charges are the result of employees leaving the service area and accepting roaming charges. Mr. Osuch said that of the three employees, one has offered to pay his overage.

Mr. Haworth said that although the Town has a cell phone minutes use policy in place, it does not have a data use policy in place. After some deliberation, Mr. Murphy motioned to pay the excess charges to date and immediately authorize the Executive Secretary to disable roaming charges from all Town cell phones. Mr. Espindola seconded. Vote was unanimous. (3-0).

SOCIAL DAY ASSOCIATED COSTS

The Board reviewed the annual breakdown of associated costs for Social Day, as provided by the Town Accountant. Mr. Murphy motioned to set a figure of \$17,208.69 for Social Day associated costs. Mr. Espindola seconded. Vote was unanimous. (3-0).

CDBG PDM – AUTHORIZATION

The Board reviewed a letter requiring authorization from the Board of Selectmen to name William Roth the authorized representative for a CDBG Pre-Disaster Mitigation (PDM) program. Mr. Murphy motioned to approve the letter for the Chairman's signature. Mr. Espindola seconded. Vote was unanimous. (3-0).

BUILDING COMMISSIONER – USE OF VACATION

At a previous meeting, the Board had deliberated the use of vacation time for the Building Commissioner's recent leave of absence, pending documentation that the vacation time had been requested in advance. Mr. Haworth produced screenshots of the request from the Building Commissioner (Wayne Fostin) requesting the days off (See Attachment C).

Mr. Osuch disputed the authorization of Mr. Fostin's vacation days when his assistant had already requested some of those days off, which would leave the Building office closed for at least three days. Mr. Haworth said that he has never rejected a request for vacation time.

Mr. Espindola asked Ms. Graves to speak to the matter as Personnel Director. Ms. Graves said that she did not think that special agreements should be made and that all employees should be treated equally. Ms. Graves stated that the Board was making an exception for Mr. Fostin based on personal relationships. Mr. Haworth denied the statement and did not allow Ms. Graves to speak further on the matter. Mr. Haworth referenced a vacation request from Ms. Graves that did not give a full 24 hours notice and said that he never even responded to the request so she was also in violation of the 24 hour notice rule.

Mr. Murphy motioned to classify Mr. Fostin's absence as vacation time based on the documentation provided and the submission of a written dialogue of the agreement made between Mr. Haworth and Mr. Fostin, to be provided to the Selectmen's Office by Mr. Haworth. Mr. Espindola seconded. Vote was unanimous. (3-0).

Mr. Murphy requested a copy of the Personnel Book in digital form for his review. The Board agreed that it would look into tightening up request policies. Mr. Murphy also requested a copy of the personnel leave policies of the surrounding towns for the Board's review.

OTHER BUSINESS

In Other Business:

- Mr. Murphy wished a happy first birthday to his granddaughter Alanah
- Mr. Haworth said that the Historical Society will open their museum at the Academy Building on July 10

At 10:01 p.m., Mr. Murphy motioned to enter Executive Session, pursuant to MGL 30A § 21:

1. Town Hall – personnel

Mr. Espindola seconded the motion to enter Executive Session for the aforementioned reason, not to reconvene into open session afterward. Vote was unanimous. (3-0)

Roll call vote: Mr. Haworth in favor. Mr. Murphy in favor. Mr. Espindola in favor.

Respectfully,

Anne O'Brien-Kakley
Administrative Assistant
Minutes approved 07/20/2015

Attachment A



Request for Proposal
Sale and Development of
Former Rogers Elementary School
100 Pleasant St. *(top photo)*
and
Former Oxford Elementary School
347 Main St. *(bottom photo)*
Fairhaven, MA 02719

IMPORTANT DATES

Submission of Proposal due: September 23 at 2:00 p.m.

Building open for inspection:

Rogers School

Wednesday, August 19, 2015 9:00 a.m. to 11:00 a.m.

Tuesday, August 25, 2015 1:00 p.m. to 3:00 p.m.

Oxford School

Wednesday, August 19, 2015 1:00 to 3:00 p.m.

Tuesday, August 25, 2015 from 9:00 a.m. to 11:00 a.m.

NEWSPAPER ADVERTISEMENT

Date: **August 5, 2015**

TOWN OF FAIRHAVEN
REQUEST FOR PROPOSAL (RFP)
FORMER ROGERS ELEMENTARY SCHOOL AND OXFORD ELEMENTARY SCHOOL

The Town of Fairhaven solicits proposals for the sale and development of the former Rogers Elementary School that sits on a 71,751 SF site improved with approximately 46,721 SF of space in the former educational facility. The property is located at 100 Pleasant Street. The Town also solicits proposals for the sale and development of the former Oxford School, 347 Main Street, 65,245 SF site containing a 43,355 SF facility. The Town seeks to designate a developer subject to the Terms and Conditions contained in its Request For Proposal (RFP). The RFP will be available at the Fairhaven Town Hall, Board of Selectmen's Office, 40 Center Street, Fairhaven MA, M-F from 9:00 a.m. to 4:00 p.m. RFP submission date is September 23, 2015 at 2:00 p.m. Email: selectmen@Fairhaven-MA.gov. The Town reserves the right to reject any and all proposals or to accept that proposal which is deemed in the best interest of the Town of Fairhaven, MA.

Jeffrey Osuch, Procurement Officer

REQUEST FOR PROPOSAL (RFP) SUBMISSION REQUIREMENTS**OVERVIEW**

1. The submittal must be formatted as a single bound volume. Provide two (2) originals and six (6) copies, and one (1) electronic copy on a flash drive or CD. All proposals must be submitted in a sealed package clearly labeled with the following:

TITLE:

1. Proposal for Sale of the Former Rogers Elementary School Property
100 Pleasant Street, Fairhaven, MA

2. Proposal for Sale of the Former Oxford Elementary School
Property
347 Main Street, Fairhaven, MA

FROM: Name and address of proposer(s)

TO: Town of Fairhaven
Procurement Officer
Mr. Jeffrey Osuch
40 Center Street,
Fairhaven, MA 02719
(508) 979-4023 Ext.104
EMAIL: selectmen@fairhaven-ma.gov
FAX: (508) 979-4079

DUE: September 23, 2015 at 2:00 p.m.

No submittals will be accepted after said date and time.

Note: Proposals may be submitted for either or both properties. If you submit proposals on both properties, submit separate proposals for each. Do not combine the proposals.

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I.

INTRODUCTION

The Town of Fairhaven, Massachusetts (“the Town”) is seeking to sell certain properties that are no longer necessary for municipal purposes. The Town seeks to facilitate the redevelopment of these properties so that they can contribute to the economy of the Town. Through this RFP, the Town will receive sealed Proposals for the sale of certain properties located at 100 Pleasant Street (Rogers Elementary School) and at 347 Main Street (Oxford Elementary School), also known as the “Rogers School” and the “Oxford School” (a site map is attached hereto as Exhibit “A”) The Rogers School property contains approximately 71,751 square feet of land improved by approximately 46,721 square feet of gross building area and the Oxford School proper contains approximately 65,245 square feet of land improved by approximately 43,355 square feet of gross building area. Oxford School – The developer will grant a perpetual easement (Exhibit D) to the Town of Fairhaven for the former one-stall fire station that the North Fairhaven Improvement Association (NFIA) occupies on the Oxford School lot. Easement to include area 12 feet north of NFIA building and 25 feet east of building. See site drawing. All costs associated with preparing the easement and recording costs will be incurred by the developer.

The properties are currently zoned Residential (RA). The property is more fully described by the Fairhaven Assessors Field Card attached here to as Exhibit “B”. Proposals will be accepted by developers for one or both of the properties.

1A.

ALTERNATE PROPOSALS

Rogers School – The Town will entertain proposals to include the purchase of the former Union Street right of way (approximately 40 feet by 250 feet) in conjunction with the development of the Rogers School parcel with the understanding that the developer will provide a 20 by 250 foot easement for existing utilities. The developer will assume all costs associated with preparing and recording easement plans.

II.

SITE LOCATION AND DESCRIPTION

Fairhaven is a Town of 16,000 residents located on Buzzards Bay in Southeastern Massachusetts. The Town shares a working harbor with New Bedford and is approximately 60 miles southeast of Boston and 40 miles east of Providence, RI. It is also on the Gateway leading to Cape Cod.

The Rogers Elementary School is located in the historic center of downtown Fairhaven. It is situated in a neighborhood of single family homes. The 1885 section of the school is located on Center Street, a few blocks east of the historic Town Hall, Millicent Library, and the Unitarian Memorial Church. The 1885 section of the Rogers School consists of three floors with the boiler room, boys’ and girls’ restrooms and several small rooms

located in the basement. The first and second floors each have four classrooms and the third floor consists of a large assembly space as well as an apartment that was once used by the school custodian. The third floor also has some storage space. The 1957 one-story addition located on the south side of the 1885 section includes a gymnasium, small kitchen area, office space, restrooms, and four classrooms.

The Oxford Elementary School consists of two sections with the 1896 section having four classrooms each on the first and second floors and restrooms and additional small office or classroom space in the basement. The 1972 addition is two stories with the kitchen, cafeteria, boiler room, custodian room, and office space on the lower level. The upper level has five classrooms, restrooms, and the gymnasium. The Oxford School abuts Livesey Park and is located in the north end of Fairhaven with single family, two family, and small businesses in the neighborhood.

Both the Oxford School and the Rogers School have easy access to I-195 or Route 6, which crosses through Fairhaven.

III.

DEVELOPMENT CONCEPT

The development project should ~~reinforce~~ **consider** the historical significance of the property as well as the historical significance of the surrounding properties. The development project should seek to restore, in conformance with applicable preservation standards, the architectural elements of the property. Further, the architectural design of all project components should resemble the human scale of traditional Fairhaven architecture and shall be compatible with the surrounding municipal, residential, and commercial properties.

In addition to design improvements, disposition of the Development and Property Rights will help to achieve several financial and planning objectives of the Town of Fairhaven. The Town would be receptive to Zoning changes if required, subject to Town Meeting approval. The project will provide accessibility to people with disabilities. Construction of the Project and the activities which will be located there will help to expand housing, employment and business opportunities for residents, minorities, and women.

Property/Building inspection of the Rogers School will be on Wednesday, August 19, 2015 from 9:00 a.m. to 11:00 a.m. and Tuesday, August 25, 2015, from 1:00 p.m. to 3:00 p.m. The Oxford School will be open on Wednesday, August 19 from 1:00 p.m. to 3:00 p.m. and Tuesday, August 25, 2015 from 9:00 a.m. to 11:00 a.m. It is highly recommended that developers participate in the building inspection walkthrough.

IV.
DESIGN AND DEVELOPMENT GUIDELINES

DESIGN

The Town will consider proposals for development which must include the following:

1. **Massing and Character**
The project should exhibit strong design relationships with neighboring properties, particularly with the orderly pattern established by the street alignment and siting of buildings.
2. **Provisions for Persons with Disabilities**
The project should be designed to fully comply with the provisions of *Americans with Disabilities Act of 1990* so that persons with disabilities can enter, travel about, and leave the building in a convenient manner without obstruction.
3. **Vehicular Access**
Developers should consider the potential impacts on neighborhood streets. The scheme should be designed so as not to adversely affect the current traffic flow.
4. **Service Areas**
Service areas should be inconspicuous, safe and fully enclosed. Use of service areas must not interfere with pedestrian circulation.
5. **Landscaping**
The premises shall at all times be maintained in an aesthetically appealing manner, free of all debris.

V.

CRITERIA FOR SELECTION OF DEVELOPMENT TEAM

In addition to conforming with the design and development concepts, the Town seeks to receive fair market revenue values at approximately Two Hundred and Eighty-Five Thousand dollars (\$285,000.00). Bids below the Minimum Proposed Purchase Price may be entertained if there are mitigating circumstances. If bid is less than the appraised value, the proposer must explain in detail what the mitigating circumstances are and what benefits the proposal would have for the Town of Fairhaven.

Other goals include the expansion of employment benefits for Fairhaven residents, minorities, women, and persons with disabilities. The Town's criteria for selection is described in more detail in Section IX of this Request for Proposals.

VI.

INSTRUCTIONS FOR COMPLETION AND SUBMISSION OF PROPOSALS

A Proposal consists of:

- Cover Letter and Transmittal
- Proposal Forms
- Required Attachments

For the Town to consider the proposal, the cover sheet and proposal forms must be substantially completed, signed and notarized. The Town asks proposers not to submit their proposal in notebooks or binders.

Sealing and Labeling of Proposals

Proposers must seal copies of their proposals in an envelope with the name "Proposal for Sale of the Former Rogers Elementary School Property" and "Proposal for Sale of the Former Oxford Elementary School Property" and the submission deadline on the envelope(s). The name and return address of the proposer must also be indicated on the outside of the envelope(s). Please submit separate proposal envelopes for the Rogers and Oxford Schools. Proposals without sufficient identification will be rejected and returned to the sender.

SUBMISSION OF PROPOSALS

A copy of the proposal must be received at the following address by 2:00 p.m. on September 23, 2015:

Fairhaven Town Hall
Selectmen's Office
40 Center Street
Fairhaven, MA 02719

Proposals received by the Town after the deadline shall be refused or returned unopened to their respective proposers. A firm deadline is necessary to ensure fairness to all proposers.

The Proposal shall be accompanied by a refundable Five Thousand Dollar (\$5,000) bank check deposit per building proposal, which shall be held by the Town. The deposit will be refunded to proposers whose proposal has not been Conditionally Designated. The Deposit of the proposer who has received Conditional Designation shall be held by the Town as part of the required deposit for conveyance.

The selected bidder will provide a \$25,000 deposit (or 10 percent of the bid price, whichever is greater) toward the purchase price (an additional \$20,000 bank check over the original \$5,000 submission; or the difference between \$5,000 and 10 percent of the bid price), once selected. The bidder must also provide a performance bond for the estimated project cost.

VII.

EACH PROPOSAL MUST CONTAIN THE FOLLOWING INFORMATION

Applicant Information

1. Letter of Interest introducing the development team, including the developer, architect and other consultants.
2. Relevant past experience of development team.
3. Developer's Statement of Public Disclosure and Statement of Qualifications and Financial Responsibility (Form Enclosed).

Development Proposal

1. A project summary, including a description of proposed uses and public amenities, proposed ownership structure and detailed proposed development schedule.
2. A separate narrative response to each of the eleven (11) questions in Section IX which refer to the evaluation criteria for the disposition.
3. Detailed plans of the proposed Development reduced in size to fit into the response package.

Financial Information

1. Development Schedule and Finance time frame.
2. Evidence of financial capacity to complete proposed project including a Letter of Interest from a financial institution or source of funding for the acquisition,

construction, and permanent financing; proof of financial capability to execute proposed project within development schedule.

Financial Responsibility for Proposal Preparation

The Town accepts no financial responsibility for costs incurred by any proposer in responding to this Request for Proposals. All responses to this Request for Proposals will become the property of the Town and reasonable precautions to ensure the confidentiality of the material will be taken. All material will become public information after selection.

Withdrawal of Proposals

Proposers may only withdraw their proposals by written notice received by the Town at the address listed in Section VI above, **prior** to the time and date set for the proposal opening.

VIII.

PROCEDURES FOR EVALUATION, SELECTION, SALE AND CONVEYANCE

The Town's objectives are to ensure utilization and rapid development of the property rights and to receive as much value as possible for the property and development rights; and to provide for the Town's ongoing interest in the site, including speedy development, and design. To this end, the Town shall evaluate all proposals for conformity to the requirements of this Request for Proposals, and for the degree to which they satisfy the selection criteria in Section VIII.

The Town will begin to review and evaluate proposals promptly after the Submission Deadline of Evaluation of proposals and selection of the most advantageous proposal will be based solely upon the evaluation and selection criteria listed in Section IX of this Request for Proposals. The Town reserves the right to waive portions of the Request for Proposals for all proposers, to excuse minor informalities on proposal, or to reject all proposals, if deemed in the best interest of the Town.

Initial Review

The Town will identify any proposals which do not meet the qualification Submission Requirements stated in Section IX. Such proposals may be rejected and returned to the proposers who submitted them. Interested parties should note that the Town will consider only proposals which include comprehensive development scenarios.

If a proposer does not adequately complete his or her proposal (as outlined in Section VII), or if the Town is unable to determine whether the proposal meets the

requirements of the Request for Proposals, the Town may attempt to clarify the proposal, but reserves the right to declare the proposal non-qualifying.

The Town will notify in writing the proposers who submitted non-qualifying proposals.

Evaluation of Qualifying Proposals

Once the Town has verified that the remaining proposals meet all the requirements of Section IX of the Request for Proposals, the Town will analyze them using the qualitative criteria (i.e. categorizing the proposal for that requirement as highly advantageous, advantageous, not advantageous, or unacceptable) to identify the proposal which best meets the Town's needs.

The highest rated proposal will be recommended on the basis that the proposer represents that it is made in good faith.

Financial Review

It is the responsibility of the proposer to designate a competent individual to respond to Town inquiries regarding financial aspects of the proposal. The Town may perform a preliminary analysis of the financial capacity of qualifying proposers to accomplish the proposal and subsequently shall perform an in-depth analysis after the proposer has been conditionally designated. Notwithstanding the previous sentence, the Town may perform the in-depth analysis prior to conditional designation of a proposer. The Town may withhold Full Designation from a proposer on the basis of responses to the Affidavits required to be submitted as part of the proposal.

Notification to Proposers

Upon selection of a proposal, the Town will notify all proposers of the decision in writing.

Terms of Sale

After a proposal has been selected, the selected proposer will be conditionally designated by the Town. The Town and the Conditionally Designated Developer will negotiate the terms of sale. A firm construction and development schedule must be submitted and agreed upon by all parties, outlining that the project will be started within six (6) months and be completed within twenty-four (24) months, unless the Town extends the Completion Date. Developer must provide a performance bond based on the estimated cost of the project. The final transfer agreement shall require compliance with the schedule and shall include a clause to allow the Town to impose substantial penalties for failure to comply with schedule. The agreement shall include a reversion clause that the Town may exercise if the proposer fails to substantially

proceed with construction and development. The terms must be consistent with the Request for Proposals. The developer will allow the Town the option to remove the Oxford School bell within 60 days of closing.

Conditions of the Properties

An agreement with the successful Proposer shall be subject to all restrictions and conditions of record, insofar as they may be in-force and applicable to said parcel.

Any and all costs, including but not limited to environmental remediation, due to known or unknown conditions, including but not limited to any and all contamination as defined by local, state and federal laws and/or agencies, currently known or unknown to the Town, the designated developer or any other individual at the project site, will be adsorbed and paid for solely by the designated Proposer. The designated proposer will release, indemnify, and hold harmless the Town of Fairhaven from any and all obligations it may have in regards to, or claims that may arise from, any known or unknown conditions at the Project site as stated herein. They will also complete Exhibit B (Hazardous Material Release Form).

THE PROPERTY IS PRESENTED TO THE BUYER IN “AS-IS” CONDITION.

IX.

SUBMISSION REQUIREMENTS

Qualifying Submission Requirements

These requirements must be met in order for a proposal to be considered qualifying and undergo further evaluation:

Form:

The proposal must be submitted with a full set of signed Request for Proposal Application Forms and with all required attachments. It must be submitted in a sealed and properly labeled envelope, and must be received by the Town before the deadline of

Proposed Use:

The proposed use must conform to the use described in the Request for Proposal.

Financial Capacity:

Proposer must demonstrate the financial capacity to accomplish the proposed development, Commitment letters from lending sources and financial statements of the proposed development entity and of related parties must be provided.

Reasonable Responses to Selection Criteria Questions:

The proposer must provide reasonable responses to questions 1 through 11 listed in “Ranking Criteria” in this Section IX. Each question should be answered separately and completely.

Relative Merit

The following criteria will be used to compare the relative merits of qualifying proposals. They should be referred to specifically in each proposal. Please use the questions below to refer to each criterion. All criteria will be used, with more weight given to those criteria which are described as “highly significant” (the ordering of the criteria below is irrelevant). The Town reserves the right to require further detail and/or additional information as the need arises during review of the qualifying proposal.

Evaluation of proposals will be based upon information provided in the proposals and verification of references provided by the proposer or individuals familiar with the proposer, from other Town files from other generally available and verifiable information.

The rest of this page is intentionally left blank.

RANKING CRITERIA

Note: All twelve (11) questions must be answered separately by proposer.

1. Purchase Plan (Highly Significant)
 - A. What are you willing to pay to purchase the Rogers School? _____
(The Rogers School has been appraised for \$285,000 by Dwyer Appraisal – copy of appraisal available upon request).
 - A1. Alternative proposal at Rogers School – What are you willing to pay to purchase the 40' by 250' parcel _____ (The 40' by 250' parcel has been appraised for \$4.25/ square foot, approximately \$42,500 total, by Dwyer Appraisal – copy of appraisal available upon request).
 - B. What are you willing to pay to purchase the Oxford School? _____
(The Oxford School has been appraised for \$285,000 by Dwyer Appraisal – copy of appraisal available upon request).
2. Cash on Hand or Pre-Approved Financing (Highly Significant)

Have you demonstrated that you have cash on hand or pre-approved financing from a financial institution?
3. Other Economic Benefits (Significant)
 - a) What other direct revenue benefits does your development plan offer?
 - b) What other indirect revenue benefits does your development plan offer?
4. Developer Experience (Significant)

What demonstrated production, management experience, and capability does your development team have? Explain in detail.
5. Experience with Building Restoration (Significant)

Do you have any experience in redevelopment of buildings? Explain.
6. Developer Financial Capacity to Design/Construct (Highly Significant)

What evidence can you show of financial commitment to undertake design and construction of the project?
7. Developer Financial Capacity to Manage Site (Significant)

What evidence does the development team have to manage this site?
8. Preliminary Design Plans (Significant)

When will the design of your Proposal be prepared?

When can your development team commence construction?

9. Employment Initiative (Significant)

What Initiative for employment of Fairhaven residents, minorities, and women does your proposal include during both the construction and the operation phases of the development?

10. Short and Long Term Vision (Significant)

Do you have a vision for the property for the short-term (less than two years) and long-term? Please explain.

11. Taxation Method (Highly Significant)

What method of taxation will be requested? Full taxation, PILOT, other? Explain.

Selection Process

OVERVIEW

The Town will review all RFP submittals for completeness. Proposers may be required to submit additional information and/or respond to questions prepared by the Town in written form. A Town selection committee will review all of the proposals and, based on its evaluation of the proposal's ability to best meet the evaluation criteria, determine a preferred proposer for preliminary designation with whom the Town will enter into negotiations with. The committee may also rank alternate proposers with whom the Town could enter into negotiations in the event that negotiations with the preferred proposer are unsuccessful.

1. RFP Proposal Review Criteria

The following criteria will be used to evaluate the proposals, as may be clarified by any requested information.

- A. Capability of Development Organization – Evidence that the Proposer has the capability, experience, and financial strength to undertake the proposed project and to complete the project successfully, including fulfilling objectives for Town

objectives for the project, within a reasonable timeframe. Such evidence could include:

- Evidence of successful financing, management of projects of similar or comparable nature and size/cost or other relevant projects.
 - Evidence of financing relationships and the ability to obtain financing for the project as indicated by letters from financing sources to that effect.
 - Evidence of successful past and/or current dealings with public entities in the development and management of projects, particularly public-private development projects.
 - The Town's selection committee's evaluation of the developer's commitment to, and understanding of, the Town's goals and objectives for the project.
 - References from past and/or current clients that indicate the Proposer's ability to deliver the project.
- B. Capability of the Development Team
- Evidence of capability of the Proposer staff to carry out the proposed project as indicated by the experience of the individuals playing key roles in the project.
 - Experience with projects of similar, comparable, or relevant scope.
- C. References
- A minimum of three references are required that can specifically address the capability of the proposer to undertake the project. References should include names, titles, full addresses, telephone numbers and a brief description of the relationship to the Proposer with regards to previous experience.

X.

TOWN'S RESERVATION OF RIGHTS

Negotiations

The Town reserves the right to reject any or all proposals, or any item or items of the proposals, and to waive technical defects which are not of a substantive nature if it is determined that it is in the best interest of the Town. The Town will proceed with the selection of that proposal which in its opinion represents the most satisfactory response to its selection criteria.

The Town also reserves the right to negotiate changes in the proposal selected. These negotiations may encompass values and items described in this Request for Proposals, as well as values and items identified during the Request for Proposal and negotiation process. On the basis of these negotiations, the Town may refuse to sell the property even after it has tentatively selected one proposed developer for designation and has entered into the negotiations described in this paragraph.

XI.
ATTACHED FORMS

Attached are forms which will be required of the selected proposer.

Attachments:

- Proposal Form Cover Sheet
- Background of Proposal Organizations
- Exhibit A – Site Map
- Exhibit B – Hazardous Material Release
- Exhibit C – Assessors plans
- Exhibit D – NFIA Easement (Oxford School site)

PROPOSAL FORM COVER SHEET

SUBMITTED TO: Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

DATE RECEIVED BY TOWN: _____

SUBMITTED BY: Name: _____

Firm: _____

Address: _____

Telephone: _____

Set forth by the Town of Fairhaven, the accompanying proposal is submitted to purchase the Rogers and/or Oxford Schools in the Town of Fairhaven, MA, described therein.

I am fully aware of the requirements established by the Town for selection of a Developer and accept these requirements. ***The attached information is complete and accurate.***

Signature

Title

Date

BACKGROUND OF PROPOSING ORGANIZATION

Proposed Purchase Price \$ _____

1. Full Name of Organization:
2. Main Office of Organization:
3. Local Address of Organization:
4. Telephone Number(s):
5. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

(Use separate sheet of paper and attach if further principals are involved).

6. The applicant is a(n):
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

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

7. The Federal Social Security Identification Number of the applicant (the number used on Employers' Quarterly Federal Tax Return, U.S. Treasurer Department Form 941) is:
8. Number of years organization has been in business under current name:
9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects?
(If answer is 'yes', please state circumstances).
10. Has your organization ever filed for bankruptcy or is any bankruptcy or litigation pending? If yes, please explain circumstances.

11. Authorization:

Dated at:

This _____ day of _____, 2015.

NAME OF ORGANIZATION: _____

BY: _____

TITLE: _____

12. Attestation

_____, being duly sworn deposes and says that he/she is the _____ of _____ and that all answers to the foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this _____ day of _____, 2015.

Notary Public:
My Commission expires:

NOTE: This application must bear the written signature of the applicant.

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

If the applicant is a partnership, the application must be signed by a partner and designated as such.

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

EXHIBIT A



(Google Earth view of Rogers School, 100 Pleasant Street)

NOTE: Portable Classrooms have been removed.



(Google Earth view of Oxford School 347 Main Street)

NOTE: Portable Classroom has been removed.



Town of Fairhaven
Sale and Development of Former Rogers Elementary School

EXHIBIT B HAZARDOUS MATERIAL RELEASE

**HAZARDOUS MATERIAL RELEASE
("Hold Harmless" Agreement)**

**RELEASE REGARDING HAZARDOUS MATERIALS
ROGERS SCHOOL
100 PLEASANT STREET
FAIRHAVEN, MA 02719**

The Town assumes no liability for any release of hazardous materials on this Property.

The Proposer has not relied upon any representations by the Town with respect to hazardous materials, except to the extent disclosed herein.

The Proposer agrees to release and hold harmless the Town of Fairhaven from any liability arising out of any hazardous materials that may be present on the Property.

PROPOSER: _____ DATE: _____

Town of Fairhaven
Sale and Development of Former Oxford Elementary School

EXHIBIT B HAZARDOUS MATERIAL RELEASE

**HAZARDOUS MATERIAL RELEASE
("Hold Harmless" Agreement)**

**RELEASE REGARDING HAZARDOUS MATERIALS
OXFORD SCHOOL
347 MAIN STREET
FAIRHAVEN, MA 02719**

The Town assumes no liability for any release of hazardous materials on this Property.
The Proposer has not relied upon any representations by the Town with respect to hazardous materials, except to the extent disclosed herein.

The Proposer agrees to release and hold harmless the Town of Fairhaven from any liability arising out of any hazardous materials that may be present on the Property.

PROPOSER: _____ DATE: _____

EXHIBIT C

EXTERIOR INFORMATION

Type: 58 - SCHOOL	Rating:
Sty Ht: 2 - TWO STORY	Rating:
(Liv) Units: 0	Rating:
Foundation: 2 - CONC BLOCK	Rating:
Frame: 3 - CONCRETE	Rating: AVERAGE
Prime Wall: 07 - BRICK	Rating:
Sec Wall:	Rating:
Roof Struct: 1 - GABLE	Rating:
Roof Cover: 2 - SLATE	Rating:
Color:	Rating:
View / Desir:	Rating:

GENERAL INFORMATION

Grade: B - GOOD	Location:
Year Blt: 1884	Alt %:
Alt LUC:	Fact:
Jurisdct:	Const Mod:
Const Mod:	Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/L: 12	Phys Cond: VG - Very Good	20.0%
Prim Int Wall: 2 - PLASTER	Functional:	%
Sec Int Wall:	Economic:	%
Partition:	Special:	%
Prim Floors: 14 - ASPHL TILE	Override:	20.7%
Sec Floors:	Total:	20.7%

DEPRECIATION

Basic \$ / SQ: 80.00	Rate
Size Adj.: 0.80563438	Const Adj.: 1.03877842
Adj \$ / SQ: 66.950	Other Features: 20000
Grade Factor: 1.30	Neighborhood Inf: 1.00000000
LUC Factor: 1.00	Adj Total: 2961199
Depreciation: 612968	Depreciated Total: 2348231

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty
------	-------------	---	-----	-----

COMMENTS

SCHOOL.

RESIDENTIAL GRID

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	10							

REMODELING

Exterior:	Interior:	Kitchens:	Baths:	Plumbing:	Electric:	Heating:	General:
Totals							

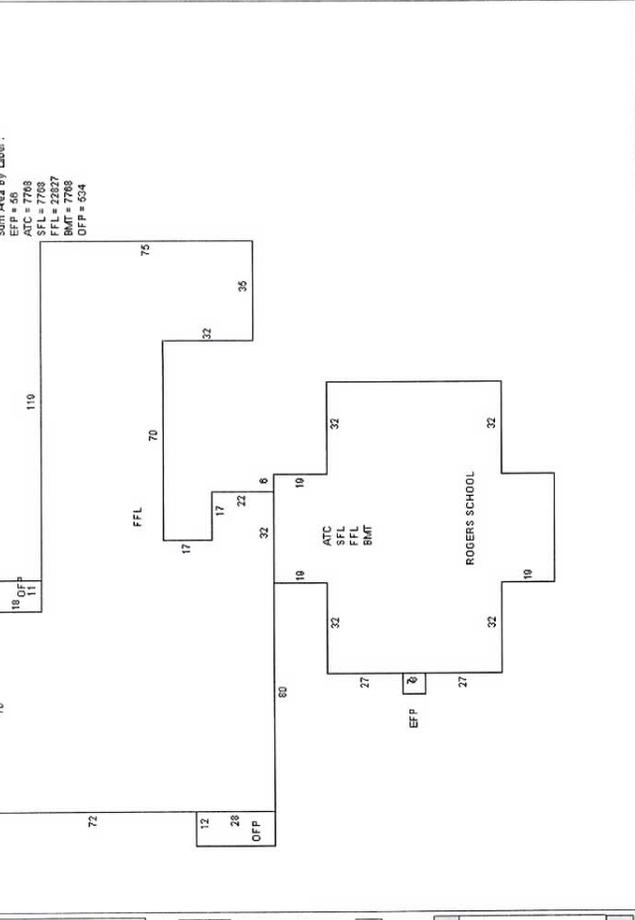
RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtA\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Before Depr:	86.70		
Special Features: 0	Val/Su Net:	55.83		
Final Total: 2348200	Val/Su SzAd:	69.67		

SKETCH

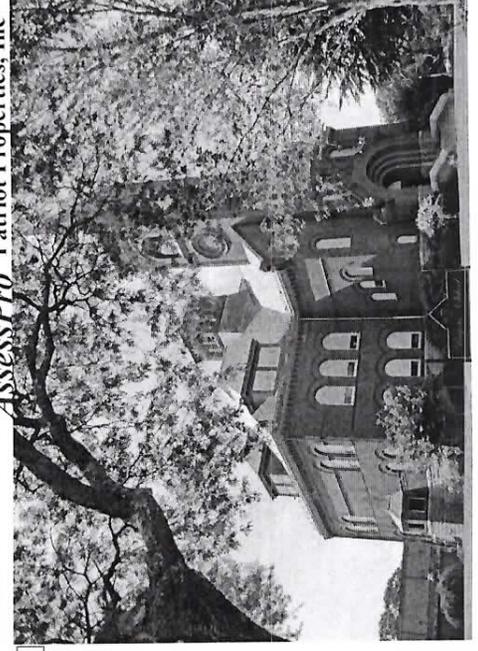


SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Sub %	Descr	% Type	Qu	Ten
FFL	1ST FLOOR	22,827	66,950	1,528,269							
BMT	BASEMENT	7,768	13,390	104,014							
SFL	2ND FLOOR	7,768	66,950	520,068							
ATC	ATTIC	3,107	33,480	104,014							
OFF	OPEN PORCH	534	14,760	7,883							
EFP	ENCL PORCH	56	42,750	2,394							
Total:				2,266,642							
Size Ad:				33702.2	Gross Area	46721	FinArea	30595			

Net Sketched Area:	42,060	Total:	2,266,642
Size Ad:	33702.2	Gross Area	46721
FinArea	30595		

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 08-009

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	Juris. Value
Total:																	

More: N

Total Yard Items:

Total Special Features:

Total:

TOTAL ASSESSED: 376,500
12648!

1 of 1
CARD

Fairhaven

LOT2 LOT3

22A MAP BLOCK LOT



Patriot
Properties Inc.

USER DEFINED

User Acct	3
GIS Ref	
GIS Ref	
Insp Date	01/01/00

Legal Description	Total Value	Land Value	Land Size	Yard Items
	376,500	376,500	499333.000	
Entered Lot Size				
Total Land:	376,500			
Land Unit Type:				

Parcel ID	22A-194
Source:	Market Adj Cost
Total Value per SQ Unit /Card:	N/A
/Parcel:	N/A

Use Code	Building Value	Land Value	Land Size	Yard Items	Total Value
930		376,500	499333.000		376,500

Use Code	Building Value	Land Value	Land Size	Yard Items	Total Value
930		376,500	499333.000		376,500

Tax Yr	Use	Cat	Bldg Value	Land Value	Land Size	Yrd Items	Asses'd Value	Date
2014	930	FV		376,500	499,333	0	376,500	11/20/14
2013	930	FV		401,600	499,333	0	401,600	12/18/2012
2012	930	FV		401,600	499,333	0	401,600	12/28/2011
2011	930	FV		421,700	499,333	0	421,700	10/20/2010
2010	950	FV		748,900	499,333,313	0	748,900	10/21/2009
2009	950	FV		762,900	499,333,313	0	762,900	11/20/2008
2008	950	FV		811,600	499,333,313	0	811,600	10/3/2007
2007	950	FV		820,500	499,333,063	0	820,500	11/12/2007

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
159-95		4/10/1893		1	No	No		

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	159-95		4/10/1893		1	No	No		

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:	2648
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT	Date	Time
	06/03/14	13:53:38
LAST REV	Date	Time
	08/05/10	15:19:50

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

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Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

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Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

EXHIBIT C

SKETCH

COMMENTS

EXTERIOR INFORMATION

Type:	Rating:
Sy Ht:	Rating:
(Liv) Units:	Rating:
Foundation:	Rating:
Frame:	Rating:
Prime Wall:	Rating:
Sec Wall:	Rating:
Roof Struct:	Rating:
Roof Cover:	Rating:
Color:	Rating:
View / Desir:	Rating:

GENERAL INFORMATION

Grade:	Eff Yr Blt:
Year Blt:	Alt %:
Alt LUC:	Fact:
Jurisdic:	Const Mod:
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	Phys Cond: AV - Average
Prim Int Wall:	Functional: %
Sec Int Wall:	Economic: %
Partition:	Special: %
Prim Floors:	Override: %
Sec Floors:	Total: 0%

DEPRECIATION

Phys Cond: AV - Average	0%
Functional: %	
Economic: %	
Special: %	
Override: %	
Total:	0%

CALC SUMMARY

Basic \$ / SQ:	Size Adj: 1.00000000
Const Adj: 8.00000000	Adj \$ / SQ:
Other Features: 0	Grade Factor:
Neighborhood Inf: 1.00000000	LUC Factor: 1.00
Adj Total: 0	Depreciation: 0
Depreciated Total: 0	

SPEC FEATURES/YARD ITEMS

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
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	----	----	------------	------	-------	--------------

BATH FEATURES

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

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	# Units
-------	----	----	----	---	---	----	----	----	----	----	---	---	---------

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
------	-------------	-----------	-----------	--------------

SUB AREA DETAIL

Sub Area	% Usbl	% Descrp	% Type	Qu	Ten
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IMAGE

Net Sketched Area:		Total:
Size Ad	Gross Area	FinArea

PARCEL ID

Parcel ID	Typ	Date	Sale Price
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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
------	-----------	-----	------	------------

WTAV\$/SQ

WTAV\$/SQ	AvRate:	Ind.Val
Juris. Factor:	Before Depr:	0.00
Special Features: 0	Val/Su Net:	
Final Total: 0	Val/Su SzAd:	

AssessPro Patriot Properties, Inc

08 MAP BLOCK 068 LOT 3 CARD 1 of 1 TOTAL ASSESSED: 187,000 (783) Fairhaven



PROPERTY LOCATION
 No. Alt No. Direction/Street/City
 CHESTNUT STREET, Fairhaven

OWNERSHIP
 Owner 1: FAIRHAVEN TOWN OF
 Owner 2:
 Owner 3:
 Street 1: 40 CENTER STREET
 Street 2:
 Town/City: FAIRHAVEN

PREVIOUS ASSESSMENT
 Tax Yr. Use Cat. Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2014 930 FV 0 79,361 187,000 187,000 187,000 Year End Roll 11/20/2007
 2013 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/18/2012
 2012 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/28/2011
 2011 930 FV 0 79,361 211,300 211,300 211,300 Year End Roll 10/20/2010
 2010 950 FV 0 79,360.656 247,900 247,900 247,900 Year End Roll 10/21/2009
 2009 950 FV 0 79,360.656 255,800 255,800 255,800 Year End Roll 11/20/2008
 2008 950 FV 0 79,360.656 261,000 261,000 261,000 Year End Roll 10/3/2007
 2007 950 FV 0 79,360.656 261,000 261,000 261,000 Year End Roll 11/2/2007

SALES INFORMATION
 Grantor: Legal Ref. Type Date Sale Price V Tst Verif Assoc PCL Value
 1173-209 2/20/1996 1 No No

NARRATIVE DESCRIPTION
 This Parcel contains 79,361 SQ FT of land mainly classified as VACANT TOWN

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
 Z IRA SINGLE RE 100 U
 o t
 n l
 Census: Exmpt
 Flood Haz: Topo
 D Street
 s Traffic
 t

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 930 VACANT TOV 79361

IN PROCESS APPRAISAL SUMMARY
 Use Code Building Value Land Size Land Value Total Value
 930 79361.000 187,000 187,000
 Total Card Entered Lot Size 1.822 187,000 187,000
 Total Parcel Total Land: 1.822 187,000 187,000
 Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A

PREVIOUS ASSESSMENT
 Parcel ID 08-068
 Tax Yr. Use Cat. Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2014 930 FV 0 79,361 187,000 187,000 187,000 Year End Roll 11/20/2007
 2013 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/18/2012
 2012 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/28/2011
 2011 930 FV 0 79,361 211,300 211,300 211,300 Year End Roll 10/20/2010
 2010 950 FV 0 79,360.656 247,900 247,900 247,900 Year End Roll 10/21/2009
 2009 950 FV 0 79,360.656 255,800 255,800 255,800 Year End Roll 11/20/2008
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 2007 950 FV 0 79,360.656 261,000 261,000 261,000 Year End Roll 11/2/2007

SALES INFORMATION
 Grantor: Legal Ref. Type Date Sale Price V Tst Verif Assoc PCL Value
 1173-209 2/20/1996 1 No No

NARRATIVE DESCRIPTION
 This Parcel contains 79,361 SQ FT of land mainly classified as VACANT TOWN

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
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 Census: Exmpt
 Flood Haz: Topo
 D Street
 s Traffic
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LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 930 VACANT TOV 79361

IN PROCESS APPRAISAL SUMMARY
 Use Code Building Value Land Size Land Value Total Value
 930 79361.000 187,000 187,000
 Total Card Entered Lot Size 1.822 187,000 187,000
 Total Parcel Total Land: 1.822 187,000 187,000
 Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A

PREVIOUS ASSESSMENT
 Parcel ID 08-068
 Tax Yr. Use Cat. Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2014 930 FV 0 79,361 187,000 187,000 187,000 Year End Roll 11/20/2007
 2013 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/18/2012
 2012 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/28/2011
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 2007 950 FV 0 79,360.656 261,000 261,000 261,000 Year End Roll 11/2/2007

SALES INFORMATION
 Grantor: Legal Ref. Type Date Sale Price V Tst Verif Assoc PCL Value
 1173-209 2/20/1996 1 No No

NARRATIVE DESCRIPTION
 This Parcel contains 79,361 SQ FT of land mainly classified as VACANT TOWN

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
 Z IRA SINGLE RE 100 U
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 Census: Exmpt
 Flood Haz: Topo
 D Street
 s Traffic
 t

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 930 VACANT TOV 79361

IN PROCESS APPRAISAL SUMMARY
 Use Code Building Value Land Size Land Value Total Value
 930 79361.000 187,000 187,000
 Total Card Entered Lot Size 1.822 187,000 187,000
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PREVIOUS ASSESSMENT
 Parcel ID 08-068
 Tax Yr. Use Cat. Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2014 930 FV 0 79,361 187,000 187,000 187,000 Year End Roll 11/20/2007
 2013 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/18/2012
 2012 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/28/2011
 2011 930 FV 0 79,361 211,300 211,300 211,300 Year End Roll 10/20/2010
 2010 950 FV 0 79,360.656 247,900 247,900 247,900 Year End Roll 10/21/2009
 2009 950 FV 0 79,360.656 255,800 255,800 255,800 Year End Roll 11/20/2008
 2008 950 FV 0 79,360.656 261,000 261,000 261,000 Year End Roll 10/3/2007
 2007 950 FV 0 79,360.656 261,000 261,000 261,000 Year End Roll 11/2/2007

SALES INFORMATION
 Grantor: Legal Ref. Type Date Sale Price V Tst Verif Assoc PCL Value
 1173-209 2/20/1996 1 No No

NARRATIVE DESCRIPTION
 This Parcel contains 79,361 SQ FT of land mainly classified as VACANT TOWN

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
 Z IRA SINGLE RE 100 U
 o t
 n l
 Census: Exmpt
 Flood Haz: Topo
 D Street
 s Traffic
 t

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 930 VACANT TOV 79361

IN PROCESS APPRAISAL SUMMARY
 Use Code Building Value Land Size Land Value Total Value
 930 79361.000 187,000 187,000
 Total Card Entered Lot Size 1.822 187,000 187,000
 Total Parcel Total Land: 1.822 187,000 187,000
 Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A

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 Parcel ID 08-068
 Tax Yr. Use Cat. Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2014 930 FV 0 79,361 187,000 187,000 187,000 Year End Roll 11/20/2007
 2013 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/18/2012
 2012 930 FV 0 79,361 198,200 198,200 198,200 Year End Roll 12/28/2011
 2011 930 FV 0 79,361 211,300 211,300 211,300 Year End Roll 10/20/2010
 2010 950 FV 0 79,360.656 247,900 247,900 247,900 Year End Roll 10/21/2009
 2009 950 FV 0 79,360.656 255,800 255,800 255,800 Year End Roll 11/20/2008
 2008 950 FV 0 79,360.656 261,000 261,000 261,000 Year End Roll 10/3/2007
 2007 950 FV 0 79,360.656 261,000 261,000 261,000 Year End Roll 11/2/2007

SALES INFORMATION
 Grantor: Legal Ref. Type Date Sale Price V Tst Verif Assoc PCL Value
 1173-209 2/20/1996 1 No No

NARRATIVE DESCRIPTION
 This Parcel contains 79,361 SQ FT of land mainly classified as VACANT TOWN

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
 Z IRA SINGLE RE 100 U
 o t
 n l
 Census: Exmpt
 Flood Haz: Topo
 D Street
 s Traffic
 t

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 930 VACANT TOV 79361

EXHIBIT C

Sum Area By Label:
FFL - 1056

EXTERIOR INFORMATION

Type: 58 - SCHOOL	Rating:
Sty Ht: 1 - ONE STORY	Rating:
(Liv) Units: Total: 0	Rating:
Foundation: 2 - CONC BLOCK	Rating:
Frame:	Rating: AVERAGE
Prime Wall: 26 - WOOD	Rating:
Sec Wall:	Rating:
Roof Struct: 1 - GABLE	Rating:
Roof Cover: 1 - ASPHALT SH	Rating:
Color:	Rating:
View / Desir:	Rating:

GENERAL INFORMATION

Grade: C - AVERAGE	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact.:
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

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

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpft:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	Phys Cond: AV - Average	28.0%
Prim Int Wall: 2 - PLASTER	Functional:	%
Sec Int Wall:	Economic:	%
Partition:	Special:	%
Prim Floors: 14 - ASPHL TILE	Override:	%
Sec Floors:	Total:	28.8%

COMMENTS

PORTABLE CLASSROOM.

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	# Units

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,056	125.400	132,425

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	% Descrip	Type	Qu	Ten
FFL	1ST FLOOR	1,056	125.400	132,425						

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

DEPRECIATION

Phys Cond: AV - Average	28.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	28.8%

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.60000002
Const Adj.:	0.97970796
Adj \$ / SQ:	125.403
Other Features:	6870
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	139295
Depreciation:	40117
Depreciated Total:	99178

WHAV\$/SQ: **AvRate:** **Ind.Val**

Juris. Factor:	Before Depr:	125.40
Special Features:	Val/Su Net:	93.94
Final Total:	Val/Su SZAdj	93.94

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

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

PARCEL ID 08-009

Total: **Total Special Features:** **Total Yard Items:** **More: N**

22A MAP 192 BLOCK LOT 2A LOT 2 LOT 3
 1 of 2 GOVERNMENT CARD
 TOTAL ASSESSED: 3,022,300
 !2646!



Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
934	2,822,000		31680.000	113,400	2,935,400		
Total Card	2,822,000		0.727	113,400	2,935,400		
Total Parcel	2,908,900		0.727	113,400	3,022,300		
Source:	Market Adj Cost	Total Value per SQ unit /Card:	102.43	/Parcel:	101.71		

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
934	2,822,000		31680.000	113,400	2,935,400		
Total Card	2,822,000		0.727	113,400	2,935,400		
Total Parcel	2,908,900		0.727	113,400	3,022,300		
Source:	Market Adj Cost	Total Value per SQ unit /Card:	102.43	/Parcel:	101.71		

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	934	FV	2,908,900	0	31,680.	113,400	3,022,300	3,022,300	Year End Roll	11/7/2014
2013	934	FV	2,909,300	0	31,680.	121,000	3,030,300	3,030,300	Year End Roll	12/18/2012
2012	934	FV	2,909,700	0	31,680.	121,000	3,030,700	3,030,700	Year End Roll	12/28/2011
2011	934	FV	2,910,200	0	31,680.	127,100	3,037,300	3,037,300	Year End	10/20/2010
2010	957	FV	2,910,600	0	31,680.	132,800	3,043,400	3,043,400	Year End	10/21/2009
2009	957	FV	2,911,600	0	31,680.	147,300	3,058,900	3,058,900		11/20/2008
2008	957	FV	2,911,600	0	31,680.	156,700	3,068,300	3,068,300		10/3/2007
2007	957	FV	2,732,000	0	31,680.	156,700	2,888,700	2,888,700		11/2/2007

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	934	FV	2,908,900	0	31,680.	113,400	3,022,300	3,022,300	Year End Roll	11/7/2014
2013	934	FV	2,909,300	0	31,680.	121,000	3,030,300	3,030,300	Year End Roll	12/18/2012
2012	934	FV	2,909,700	0	31,680.	121,000	3,030,700	3,030,700	Year End Roll	12/28/2011
2011	934	FV	2,910,200	0	31,680.	127,100	3,037,300	3,037,300	Year End	10/20/2010
2010	957	FV	2,910,600	0	31,680.	132,800	3,043,400	3,043,400	Year End	10/21/2009
2009	957	FV	2,911,600	0	31,680.	147,300	3,058,900	3,058,900		11/20/2008
2008	957	FV	2,911,600	0	31,680.	156,700	3,068,300	3,068,300		10/3/2007
2007	957	FV	2,732,000	0	31,680.	156,700	2,888,700	2,888,700		11/2/2007

Grantor	Legal Ref	Type	Date	V	Tst	Verif	Sale Price	Assoc PCL Value	Notes
00000			3/25/1988	1	No	No			

Code	Description	No	Amount	Com. Int

NARRATIVE DESCRIPTION
 This Parcel contains 31,680 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1896, Having Primarily BRICK Exterior and ASPHALT SH Roof Cover, with 0 Units, 0 Baths, 10 HalfBaths, 0 3/4 Baths, 0 Rooms.Total and 0 Bdrms.

Date	Number	Description	Amount	C/O	Last Visit	Comment
1/9/2007	17334	RE-ROOF	300			
9/21/2001	12687	RENOVATE	5,672			

Item Code	Descrp	%	Item Code	Descrp
Z RA	SINGLE RE	100	U	
			t	
			i	
			Exempt	
			Topo	
			Street	
			Traffic	

LAND SECTION (First 7 lines only)
 Use Code: 934 IMPR EDUC
 LUC: 0.727273
 No of Units: 31680
 Depth/PriceUnits: 113,400

Use Code	Description	Fact	No of Units	Depth/PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Neigh RA	Inf1 %	Inf2 %	Inf3 %	Appraised Value	Alt Class	Spec Land	J Code	Use Value	Notes
934	IMPR EDUC		31680		SQ FT	SITE		0	3.75	0.955 05		RA					113,445				113,400	

Code	Description	No	Amount	Com. Int

PROPERTY FACIORS
 Z RA SINGLE RE 100 U
 Census:
 Flood Haz:
 D s t
 Topo
 Street
 Traffic

ASR Map:	Fact Dist:	Reval Dist:	Year:	LandReason:	BldReason:

Prior Id # 1:	Prior Id # 2:	Prior Id # 3:	Prior Id # 1:NI	Prior Id # 2:Y	Prior Id # 3:	Prior Id # 1:	Prior Id # 2:	Prior Id # 3:

ACTIVITY INFORMATION
 Date: 2/26/2008
 Result: PERMIT VISIT
 By: JB
 Name: JBettencourt

22A MAP BLOCK LOT 2 of 2 GOVERNMENT CARD LOT3 LOT2 LOT3

TOTAL ASSESSED: 3,022,300
126461

Fairhaven



Patriot
Properties Inc.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Land Value	Total Value	Legal Description	User Acct
957	86,900	0.000	86,900		
Total Card	86,900	0.000	86,900	Entered Lot Size	GIS Ref
Total Parcel	2,908,900	0.727	3,022,300	Total Land:	GIS Ref
Source: Market Adj Cost	Total Value per SQ unit /Card: 82.29		/Parcel: 101.71	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
SI/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 31,680 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1972, Having Primarily WOOD Exterior and ASPHALT SH Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Descip	%	Item Code	Descip
Z RA	SINGLE RE	100	U	
			t	
			l	
Census:			Exmpt	
Flood Haz:				
D			Topo	
s			Street	
t			Traffic	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Street Units	Unit Type	Land Type	SQ FT	SITE	Notes
957	CHARITABLE		0						

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	06/03/14
Prior Id # 2:	13:53:25
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	02/27/08
Prior Id # 3:	10:25:44
ASR Map:	jr
Fact Dist:	2646
Reval Dist:	
Year:	
LandReason:	
BlgReason:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	TAX DISTRICT	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	CIO	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____

Total AC/H/A: 0 Total SF/SM: 0.00 Parcel LUC: 934 IMPR EDUC Prime NB Desc: 005 Database: AssessPro

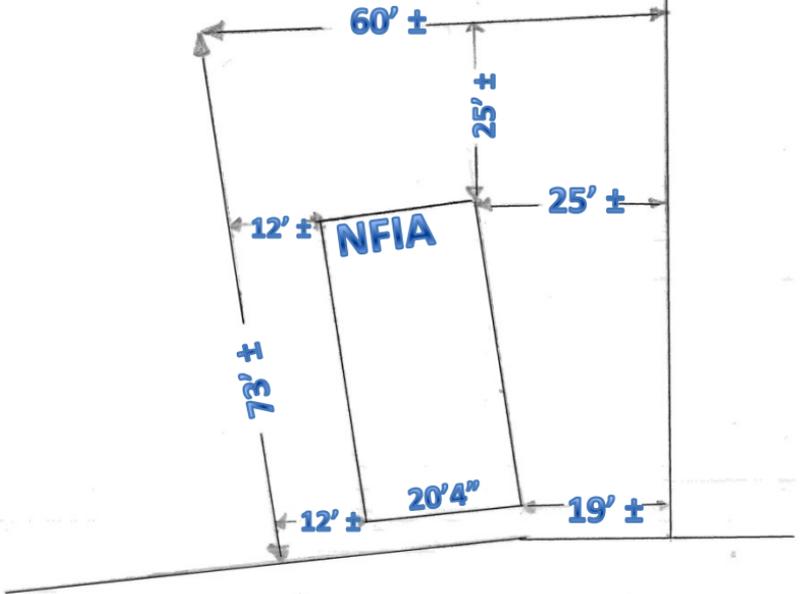
Total: Spl Credit Total: melody

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Exhibit D

Oxford School
Gym

Property Line



ADAMS STREET

Easement for the Town of Fairhaven

4-21-2015

Clarification required around the Basis for Rejection.

I believe the answers to these questions need to be stated by Geoff and/or Charlie since these were their criteria (or among their criteria) for rejection of the two proposals (without considering any negotiation).

- 1) **The Pilot** was (Oxford) not enough income to the Town
 - a. What is acceptable?
- 2) Too much **traffic** (Oxford) and insufficient **Parking** (Rogers)
 - a. What is an acceptable traffic level? What is the limit on parking ?
- 3) **Schedule** too long (Oxford and Rogers)
 - a. What is an acceptable project schedule to complete and be operational (Geoffrey Haworth)
 - b. What is the definition of project completion complete (Geoffrey Haworth)?
- 4) Full and Public **Financial Disclosure** required (Rogers)
 - a. What constitutes Full Financial Disclosure?
 - b. What format should Financial Disclosure be in?
 - c. Who will evaluate the Financial Disclosure documents and validate them, and in cases where more than one proposer, rate them vs. each other? Recall that Town Counsel wanted nothing to do with this.
- 5) Is any form of **housing** considered acceptable ? If so, what form is acceptable (i.e. would high end luxury apartments be acceptable)? If so, is there a limit on the overall number of units or the number people allowed at the site or rent levels that would be acceptable?
 - a. It has been noted by the Fire chief that **ambulance runs** have increased as the population in town has increased in age. Should there, then, be a limit on the number of Seniors or any other group that might be more likely to need an ambulance run?
 - b. It has been noted that our **school system** would be stressed by additional school children. What, then, would be an acceptable increase in school age children, for any form of housing, or should there be a "no children allowed" rule for any housing?

Jeffrey Osuch – Comments about not including certain protections called out by Mr. Muse in his report. Qualify and recommend any other changes you feel are necessary.



Wayne Fostin

5089716599



Thu, 06/18/2015



On June 15 com com meeting we discussed taking some time off 6/23 though 6/26 will be 4 vacation days 6/29 vacation day

4:14 PM

Ok so you won't be at the 6/29 Conservation Meeting?

4:32 PM



No

4:35 PM

Ok

4:39 PM



Mon, 06/22/2015



Enter message



← Wayne Fostin
5089716599



Ok so you won't be at the
6/29 Conservation
Meeting?

4:32 PM



No

4:35 PM



Ok

4:39 PM



Mon, 06/22/2015

I'd like to take today has a
personal day.

8:29 AM



Ok

8:36 AM



Wed, 06/24/2015



Enter message

