

TOWN OF TEMPLETON, MASSACHUSETTS
160 Patriots Rd., Rm. 6
East Templeton, MA 01438
Request for Proposal – Sale of Baldwinville Elementary School

ADDENDUM #1 – March 2, 2020

Please be Sure to Acknowledge This on Your Submission

1.) THERE IS A CHANGE IN THE SUBMISSION DUE DATE!

Submissions now must be received in the Office of the SelectBoard no later than 2:00 p.m. on Monday March 23, 2020.

2.) THERE IS A CHANGE IN THE REQUIRED FORM OF SUBMISSION

In addition to the hard (i.e. paper) copies of your submission you must submit a scanned copy of your submission on a thumb or travel drive. This allows us to extend the submission date by reducing the review time prior to your presentation by emailing your proposal to the persons who will be conducting that review if they are not able to quickly get into the office to pick up the hard copies.

3.) THERE IS A CHANGE TO SECTION 7d – FINANCING INFORMATION

Funding arrangements may be submitted in the form of a financial plan. This financial plan shall describe the sources, types, and amounts of expected capital. The Respondent must document that it has access to at least \$100,000, either in its personal control or available from other sources, including lines of credit, as evidenced by bank statements or letters of qualification from a financial institution as the “Seed Money” for the initial development legal, architectural, permitting work and the like.

If the Respondent is using its own resources, the Respondent must provide a letter from a bank or other financial institution, on the letterhead of the institution signed by a key officer, noting that the Respondent is a customer or member in good standing and has such funds available. Please ensure that this letter includes the name of the account holder and the type of account (e.g. checking, savings, etc.). This letter may not be dated any earlier than 30 days prior to the date of submission by the Respondent.

If the Respondent is dependent upon funds that are held in an account in the name of an individual or entity other than the Respondent, the individual or authorized signatory of the entity must provide authorization of the use of funds in this manner. This authorization may come in the form of a signed and notarized letter dated no earlier than 30 days prior to the date of submission.

If the Respondent is dependent upon outside financing, the Respondent must provide a letter from a bank or other financial institution noting that the Respondent is prequalified for such financing. This letter must be dated no earlier than 30 days prior to the date of submission.

If the Respondent is selected to move forward in this process, the Respondent should be prepared to bring additional proof of financing in the form of bank statements, financial statements, tax returns and any other applicable proof of funds to the review committee for visual inspection. The review committee shall not retain a copy of such bank statements or financial statements.

4.) QUESTIONS

Q. What is the acreage of the three parcels that are included with the sale?

A. There are four parcels for sale; the entirety of three and a portion of Parcel 407. The four parcels comprise 1.47 +/- acres of land.

Q. Please provide assessor cards as they don't seem to be available online.

A. The Assessor's cards are attached. Please remember that only a portion of Parcel 407 is being offered for sale.

Q. Please tell us the current status of your CPA?

A. We do have a CPA. At present, we do not have an Affordable Housing Trust. We have requested monies from the Annual Town Meeting to develop such a trust. We are highly confident that these monies will be approved and that the Affordable Housing Trust will be in place by the Fall Town Meeting. That said, appropriations for single community housing projects can still be considered even in the absence of the Affordable Housing Trust. However, such an appropriation would be unlikely to be considered until the Fall Town meeting. If you are proposing a project that will utilize CPA funds, you need to speak to your "Plan B" if they should not become available as planned.

Q. Are there other resources available to this project? How might they be allocated?

A. Other than being able to avail yourself of a friendly Ch. 40B application process, or of receiving support for tax credits or S. 202 (for which there is no current NOFA), there is no known source of funding available from the Town of Templeton.

Q. Is Templeton part of a HOME consortium, if so which one?

Not that we are aware of.

Q. What is the amperage of the electrical service?

A. The current service is single phase, 120/240 volts, 400 amperes. You will find attached an estimate to upgrade the service to provide 277/480V three phase power to the building. This estimate does not include extending the three phase in the street which the municipal light department we will do at no charge. In addition to the amount of this estimate, the owner would also have to pay the cost of the transformer up front (\$11,878). They will refund that cost when they receive a recorded utility easement for the equipment on the property.



86 Bridge Street, P.O. Box 20, Baldwinville, MA 01436-0020

TEL: 978-939-5323

FAX: 978-939-4309

John M. Driscoll, *General Manager*

February 12, 2020

Prospective Buyer

16 School St.

Baldwinville, MA 01436

RE: estimate for 3 phase power to old Baldwinville Elementary School building.

Dear Sir or Madam,

Please find below Templeton Municipal Light Plant's (TMLP's) estimate to install a 277/480V electric service to feed the old Baldwinville Elementary School building at 16 School St. in Baldwinville, MA. Templeton Municipal Light Plant (TMLP) will, at no charge, extend the 13.8kV three phase line in the street to a point at which a tap can be made to feed a new 1,000 amp 277/480V service to the building. The scope of TMLP's work included in this estimate is as follows:

- install riser pole on the property at agreed upon location
- run approx. 120' of 15 kV over-head cable from street pole to new riser pole.
- install S+C Omniruptor three phase, gang operated load break switch on new riser pole.
- install two 4" PVC conduits from new riser pole approximately 100' to the location of the transformer pad, including 2 x 10 feet of rigid conduit at the pole
- install a 500 kVA 277/480V transformer at agreed upon location near the building
- install approx. 100' of 3 x 1/0 15 kV URD cable and terminate at both ends
- install current transformers, meter box, test switch and revenue meter on secondary of transformer for metering.
- remove over head service cable for single phase service

What is NOT included in this estimate and which must be completed by other contractors is:

- digging and backfilling trench, providing and installing concrete and clean sand for trench
- installing concrete pad (supplied by TMLP) and ground grid for transformer (to TMLP's specifications)
- installing bollards around transformer (to TMLP's specifications)
- installing conduit and secondary conductors from transformer pad to the building.
- making secondary connections to transformer (to TMLP's specifications)

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Thomas A. Berry".

Thomas A. Berry
Light Supt.

One of the 40 Municipal Electric Utilities of Massachusetts . . .

localight

This institution is an equal opportunity provider and employer

Equipment

	<u>Qty</u>	<u>Cost ea.</u>	<u>Total</u>
45' Digger Derrick	12	\$26.00	\$312.00
50' Aerial lift L-23	58	\$26.00	\$1,508.00
50' Aerial lift L-27	34	\$26.00	\$884.00
1 Ton dump truck L-24	42	\$18.00	\$756.00
pickup truck	42	\$15.00	\$630.00
			Total: \$4,090.00

Labor

	<u>Qty</u>	<u>Cost ea.</u>	<u>Total</u>
Forman	40	\$81.35	\$3,254.00
Lead Lineman	72	\$80.88	\$5,823.36
1st Class Lineman	84	\$77.57	\$6,515.88
Police Detail	0	\$46.00	\$0.00
			Total: \$15,593.24

Materials

<u>Description</u>	<u>Qty</u>	<u>Price ea.</u>	<u>Total</u>
100-1220 cutout	3	\$68.21	\$204.63
100-1299 25k fuse link	3	\$3.08	\$9.24
100-1139 Aluminum hot line clamp	3	\$13.92	\$41.75
100-1188 GA 9020 connector	3	\$4.25	\$12.74
S+C vertical Omniruptor switch	1	\$3,613.50	\$3,613.50
100-1530 Burndy 1/0 terminal lug	6	\$7.39	\$44.35
MPS #G3MA014813DDBC 3 phase stand-off bracket	1	\$124.78	\$124.78
300-3150 3M 1/0 termination bracket	3	\$12.80	\$38.41
100-1027 Riser Lightning Arrester	3	\$43.35	\$130.05
100-1194 #2 Fargo connector	3	\$4.20	\$12.61
100-1518 1/0-#2 miniwedge connector	3	\$2.37	\$7.10

300-3073 4" rigid conduit	20	\$20.14	\$402.82
300-3075 4" rigid 90 deg. elbow	2	\$62.30	\$124.61
300-3063 4" URD pipe ground clamp	4	\$23.71	\$94.82
4" duct bank spacer, base	25	\$1.73	\$43.18
4" duct bank spacer, intermediate	25	\$1.49	\$37.13
100-1400 ground rod	2	\$12.10	\$24.20
100-1152 ground rod clamp	2	\$1.35	\$2.71
300-3070 4" female adapter	4	\$1.94	\$7.74
300-3141 4" U guard	20	\$3.43	\$68.64
300-3065 4" sch. 40 PVC conduit	250	\$1.75	\$437.25
300-3068 4" PVC bell end	1	\$1.65	\$1.65
300-3076 4" PVC end cap	2	\$17.24	\$34.47
406 E/1 1/0 URD cable	450	\$2.85	\$1,282.05
300-3147 15 kV 1/0 termination	3	\$57.49	\$172.46
300-3083 3M end seal cap	9	\$3.12	\$28.12
300-3001 15 kV 200A load break elbow	3	\$28.25	\$84.74
300-3002 15 kV 200A load break insert	6	\$28.42	\$170.54
300-3008 10 kV elbow arrester	3	\$68.99	\$206.98
100-1195 2/0 Fargo connector	3	\$4.79	\$14.36
Milbank UC7449-XL 20A, 13 term. meter socket	1	\$340.63	\$340.63
Milbank TS10-109 10 pole test switch	1	\$142.82	\$142.82
Astra AP2Y 200:5 extended range CT	3	\$120.01	\$360.03
Eaton/Elster A3RC revenue meter FM 9S, CL20	1	\$726.52	\$726.52
Shea Concrete PL75KVATP pre-cast transformer pad	1	\$1,474.00	\$1,474.00
500 kVA 13,800/7,970-480Y/277 pad-mount transformer	1	\$0.00	\$0.00
#2/7 strand 15 kV copper tap wire	10	\$3.62	\$36.19
#4/7strand bare copper tap wire	80	\$0.59	\$47.52
line duc, 10'	2	\$38.50	\$77.00
misc. hardware	1	\$100.00	\$100.00
fees to draft and file utility easement	1	\$400.00	\$400.00

Total: \$11,182.32

Total Estimate \$30,865.56

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
INHABITANTS TOWN OF TEMPLETO		4 Rolling	1 Paved	4 Bus. District	Code Assessed		Assessed
PO BOX 620					9300	24,300	24,300
EAST TEMPLET MA 01438		SUPPLEMENTAL DATA			Total 24,300		
GIS ID M_152803_928472		Assoc Pld#			24,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
INHABITANTS TOWN OF TEMPLETON		0 0	01-01-1900	U	V	0	

EXEMPTIONS		Code	Description	Amount	Number	Amount	Comm Int
				0.00			

ASSESSING NEIGHBORHOOD		Nbhd Name	B	Tracing	Batch
		0001			

ABUTTS SCHOOL
CF=SIZE
 VLG
NOTES
 Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 24,300
 Special Land Value 0
 Total Appraised Parcel Value 24,300
 Valuation Method C

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	9300	TOWN SELECT			10.018 SF	2.78	1.00000	A	0.50	C3	1.750		1.0000	2.43	24,300
Total Card Land Units 10.018 SF Parcel Total Land Area 10.2300 Total Land Value 24,300															

PREVIOUS ASSESSMENTS (HISTORY)
 Year Code Assessed Year Code Assessed V Year Code Assessed
 2020 9300 24,300 2019 9300 22,100 2018 9300 22,100
 Total 24,300 Total 22,100 Total 22,100

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 24,300
 Special Land Value 0
 Total Appraised Parcel Value 24,300
 Valuation Method C

VISIT / CHANGE HISTORY
 Date Id Type Is Cd Purpose/Result
 10-30-2013 LR 00 Measur+Listed
 03-29-1994 MH 00 Measur+Listed
 12-15-1987 PL 00

OTHER ASSESSMENTS
 This signature acknowledges a visit by a Data Collector or Assessor

VISION
 TEMPLETON, MA
 350

CONSTRUCTION DETAIL		Element	Cd	Description
99	00	Vacant Land		
Style: Model: Grade: Stories: Occupancy: Exterior Wall 1: Exterior Wall 2: Roof Structure: Roof Cover: Interior Wall 1: Interior Wall 2: Interior Fir 1: Interior Fir 2: Heat Fuel: Heat Type: AC Type: Total Bedrooms: Total Bthrms: Total Half Baths: Total Xtra Fixtrs: Total Rooms: Bath Style: Kitchen Style:				
CONSTRUCTION DETAIL (CONTINUED)				
CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type		B	S	
Condo Flr				Factor%
Condo Unit				
COST / MARKET VALUATION				
Building Value New				0
Year Built				0
Effective Year Built				0
Depreciation Code				
Remodel Rating				
Year Remodeled				
Depreciation %				0
Functional Obsol				0
Economic Obsol				0
Trend Factor				1
Condition				
Condition %				0
Percent Good				0
RCNLD				
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Totl Gross Liv / Lease Area		0	0	0	0	0

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
BALDWINVILLE ELEM SCHOOL		1 Level		1 All Public		1 Paved		4 Bus. District		Code		Assessed	
2 ELM ST		GIS ID M_152798_928430		Assoc Pid#						9340		1,638,400	
BALDWINVILLE, MA 01436		Ait Pct ID 1-4-1 0385 0000		SUB-DIV		PHOTO		WARD		9340		56,800	
				PREC.						9340		2,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
BALDWINVILLE ELEM SCHOOL		1280/ 0	04-25-1883	U	V		0

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Total		0.00				

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
BRICK		0001		

OTHER ASSESSMENTS		Year	Code	Assessed	Year	Code	Assessed
Total				1698100			1637900
Total				1698100			1637900

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BALDWINVILLE ELEM SCHOOL		188-06	07-25-2006	CM	Commercial	10,000				flooring

LAND LINE VALUATION SECTION																
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value		
1	9341 TOWN EDUCATI			22,216 SF	1.46	1.00000	A	1.00	C3	1.750		0	2.56	56,800		
Total Card Land Units 0.510 AC													Parcel Total Land Area 0.5100		Total Land Value 56,800	

APPRaised VALUE SUMMARY		Appraised Bldg Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		1,638,400	0	2,900	56,800	0	1,698,100

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpos/Result
Total Appraised Parcel Value		07-03-2019	BO			00	Measur+Listed
		10-30-2013	LR			00	Measur+Listed
		01-05-2005	KV			00	Measur+Listed
		03-29-1994	MH			00	Measur+Listed
		12-14-1987	PL			00	Measur+Listed

This signature acknowledges a visit by a Data Collector or Assessor
 VLG
 BALDWINVILLE ELEM SCHOOL

BALDWINVILLE ELEM SCHOOL
 2 ELM ST
 BALDWINVILLE, MA 01436
 GIS ID M_152798_928430
 Assoc Pid#
 Ait Pct ID 1-4-1 0385 0000
 SUB-DIV PHOTO
 WARD
 PREC.

CURRENT ASSESSMENT
 Code 9340 Assessed 1,638,400
 Code 9340 Assessed 56,800
 Code 9340 Assessed 2,900
PREVIOUS ASSESSMENTS (HISTORY)
 Total 1,698,100

OTHER ASSESSMENTS
 Year 2020 Code 9340 Assessed 1,638,400 Year 2019 Code 9340 Assessed 1,583,500 Year 2018 Code 9340 Assessed 1,583,500
 Year 2020 Code 9340 Assessed 56,800 Year 2019 Code 9340 Assessed 51,500 Year 2018 Code 9340 Assessed 51,500
 Year 2020 Code 9340 Assessed 2,900 Year 2019 Code 9340 Assessed 2,900 Year 2018 Code 9340 Assessed 2,900
 Total 1698100 Total 1637900 Total 1637900

ASSESSING NEIGHBORHOOD
 Nbhd Name 0001 Tracing Batch
NOTES
 VLG
 BALDWINVILLE ELEM SCHOOL

BUILDING PERMIT RECORD
 Permit Id 188-06 Issue Date 07-25-2006 Type CM Description Commercial Amount 10,000 Insp Date % Comp Date Comp Comments flooring

LAND LINE VALUATION SECTION
 B Use Code 1 9341 Description TOWN EDUCATI Zone Land Type Land Units 22,216 SF Unit Price 1.46 I. Factor 1.00000 Site Index A Cond. 1.00 Nbhd C3 Nbhd Adj 1.750 Notes Location Adjustment 0 Adj Unit Price 2.56 Land Value 56,800
 Total Card Land Units 0.510 AC Parcel Total Land Area 0.5100 Total Land Value 56,800

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 Appraised Land Value (Bldg) 56,800
 Special Land Value 0
 Total Appraised Parcel Value 1,698,100
 Valuation Method C

VISIT / CHANGE HISTORY
 Date 07-03-2019 Id BO Type Is Cd 00 Purpos/Result Measur+Listed
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 Date 01-05-2005 Id KV Type Is Cd 00 Purpos/Result Measur+Listed
 Date 03-29-1994 Id MH Type Is Cd 00 Purpos/Result Measur+Listed
 Date 12-14-1987 Id PL Type Is Cd 00 Purpos/Result Measur+Listed

RECORD OF OWNERSHIP
 BK-VOL/PAGE 1280/ 0 SALE DATE 04-25-1883 Q/U U V/I V SALE PRICE VC 0

TOPO
 Level 1 All Public
UTILITIES
 1 Paved
STRT / ROAD
 4 Bus. District
LOCATION
 4 Bus. District

SUPPLEMENTAL DATA
 Ait Pct ID 1-4-1 0385 0000
 SUB-DIV PHOTO
 WARD
 PREC.

EXEMPTIONS
 Amount Description Number Amount Comm Int
 Total 0.00

ASSESSING NEIGHBORHOOD
 Nbhd Name 0001 Tracing Batch

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 Level 1 All Public
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 1 Paved
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LOCATION
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TOPO
 Level 1 All Public
UTILITIES
 1 Paved
STRT / ROAD
 4 Bus. District
LOCATION
 4 Bus. District

SUPPLEMENTAL DATA
 Ait Pct ID 1-4-1 0385 0000
 SUB-DIV PHOTO
 WARD
 PREC.

EXEMPTIONS
 Amount Description Number Amount Comm Int
 Total 0.00

ASSESSING NEIGHBORHOOD
 Nbhd Name 0001 Tracing Batch

NOTES
 VLG
 BALDWINVILLE ELEM SCHOOL

BUILDING PERMIT RECORD
 Permit Id 188-06 Issue Date 07-25-2006 Type CM Description Commercial Amount 10,000 Insp Date % Comp Date Comp Comments flooring

LAND LINE VALUATION SECTION
 B Use Code 1 9341 Description TOWN EDUCATI Zone Land Type Land Units 22,216 SF Unit Price 1.46 I. Factor 1.00000 Site Index A Cond. 1.00 Nbhd C3 Nbhd Adj 1.750 Notes Location Adjustment 0 Adj Unit Price 2.56 Land Value 56,800
 Total Card Land Units 0.510 AC Parcel Total Land Area 0.5100 Total Land Value 56,800

APPRaised VALUE SUMMARY
 Appraised Bldg Value (Card) 1,638,400
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 2,900
 Appraised Land Value (Bldg) 56,800
 Special Land Value 0
 Total Appraised Parcel Value 1,698,100
 Valuation Method C

VISIT / CHANGE HISTORY
 Date 07-03-2019 Id BO Type Is Cd 00 Purpos/Result Measur+Listed
 Date 10-30-2013 Id LR Type Is Cd 00 Purpos/Result Measur+Listed
 Date 01-05-2005 Id KV Type Is Cd 00 Purpos/Result Measur+Listed
 Date 03-29-1994 Id MH Type Is Cd 00 Purpos/Result Measur+Listed
 Date 12-14-1987 Id PL Type Is Cd 00 Purpos/Result Measur+Listed

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VISION

Other Assessments

EXEMPTIONS

Year Code Description Amount

Total 0.00

ASSESSING NEIGHBORHOOD

Nbhd Name B Tracing Batch

0001

NOTES

CENTRAL RAILROAD

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1 9300	TOWN SELECT	V		43,560 SF	0.85	1.00000	A	0.10	C4	1.350
1 9300	TOWN SELECT	V		1,560 AC	2,200	1.00000	0	0.10		1.000
Total Card Land Units 43,560 SF										Parcel Total Land Area 2,560

Total Land Value 5,300

