

WAREHAM REDEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS

for Real Estate Development Services

for Tremont Nail Factory Property,
Wareham, MA

APPROVED BY	Wareham Board of Selectmen
CONTACT	Derek Sullivan dsullivan@wareham.ma.us
ISSUE DATE	February 3, 2022
QUESTIONS DUE	February 24, 2022
SITE VISIT [non- mandatory]	February 24, 2022
PROPOSALS DUE	March 17, 2022
INTERVIEWS	March 24, 2022 [if needed]
AWARD / CONTRACT	April 30, 2022 [if approved by Town Meeting]



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1.0 REAL ESTATE DEVELOPMENT SERVICES NEEDED

This opportunity to provide the required services to the town, acting through the Wareham Redevelopment Authority as authorized by the Board of Selectmen, will be to implement a **Master Plan of Development** according to a **Disposition and Development Agreement** (“DDA”), as the steps before **leasing the property** for a term including extensions of up to 90 years.

1. The **MASTER PLAN OF DEVELOPMENT** may consist of a mixed recreation, hospitality, and commercial district negotiated with the Wareham Redevelopment Authority and approved by the Wareham Board of Selectmen. The final Master Plan prepared must meet the Vision and the requirements of the Wareham Redevelopment Authority and the town and support the following goals:
 - **Advance an economically feasible and buildable Master Plan** for a destination location that supports the socio-economic expectations of the town.
 - **Create a sense of history and place** that successfully integrates existing and future development into a project that supports a vibrant community asset.
 - **Develop efficient** infrastructure systems to support build out consistent with the proposed Master Plan.

2. The **DISPOSITION AND DEVELOPMENT AGREEMENT** will be negotiated with the Wareham Redevelopment Authority and must be approved by the Board of Selectmen. The DDA will assign responsibilities during the period of the licensing and permitting of the proposed Master Plan of Development. Execution of the DDA will be contingent on approval of the Master Plan.
 - Propose terms that are **clear and advance the permitting of the project**
 - Agree to **conclude the permitting with a long-term lease**

3. Upon successful permitting of the envisioned development project, and if Town Meeting approves of the terms, **LONG-TERM LEASE, e.g. 90 years or 30 years, with two options for additional 30-year extensions, or as may be approved by Town Meeting** will be executed by the town through its Board of Selectmen. The LEASE will include terms ensuring the reasonable development of the project and form the financial relationship between the Master Developer and the Town.
 - Agree to reasonable terms that provide **financial benefit to the town** and recognize a **long-term commitment to the Tremont Nail Factory property historic site redevelopment project.**

CAVEATS

- Successful negotiations between the WRA and the Developer for the DDA do not guarantee approval by the Board of Selectmen.

- A long-term lease, e.g. 90 years or a term of 30 years with two options for 30-year lease renewals, is being offered but requires the approval of Town Meeting. This is expected to be on the Town Meeting Warrant in the Spring of 2022 for a vote of Town Meeting.
- The northern boundary of the property is Elm Street, which is also the Parker Mill Pond Dam. This is what is known as a high hazard dam and, as part of the agreement, the developer will be required to acknowledge this disclosure and their understanding of the any risks that may be associated with said designation. Current consideration is being given to removal of the dam spillway to reduce the hazard and liability associated with the historic dam. This would change the look of the river and improve the safety of the subject property.

2.0 OVERVIEW

The Wareham Board of Selectmen, acting through the Wareham Redevelopment Authority (“WRA”), is seeking proposals from qualified real estate developers to implement the town **Vision** by providing master planning and real estate development services for 7+ acres of property at the Tremont Nail Factory property; an historic [*circa* 1819] complex of wooden factory buildings that produced cut nails as contemporary in the beginning and as historic replicas in more recent times. The factory closed and moved out over 10 years ago.

Qualified firms and teams providing a full range of designer and development services are invited to submit their proposals by **4:00PM March 17, 2022** to:

Derek Sullivan, Town Administrator
Town Hall
54 Marion Rd
Wareham, MA 02571

Package should be labeled as “**Tremont Nail Factory Property Master Developer**” and include two [2] signed paper copies and one digital copy on a thumb drive.

The Town reserves the right to waive informalities, to cancel this solicitation or to reject any and all proposals, if deemed to be in the best interest of the Town. The Wareham Town Administrator will be the awarding and contracting authority on the Town’s behalf. The Town does not discriminate on the basis of race, color, national origin, sex, religion and disability in employment or provision of services.

The Town reserves the right to modify any requirements of this RFP if it is in the public interest.

The long-term lease requires the approval of Town Meeting. An article to authorize the lease is expected to be on the Town Meeting Warrant in the Spring of 2022, for a vote

by Town Meeting. The lease must be approved and executed by the Board of Selectmen.

If Town Hall is closed for any reason, due to events such as inclement weather, the due date will be the next day that Town Hall is open.

3.0 MINIMUM QUALIFICATIONS

Qualified firms must have at least 3 (three) years of development experience and a portfolio that includes public-private partnerships, and Massachusetts projects are preferred, but not required.

The qualifications statement should include descriptions of the firm or team, the resumes of the personnel available to work on the project, and the firm's experience in historic renovations, cultural facilities, activity centers and mixed use development projects. Given the nature of the project, qualifications will be evaluated on experience and knowledge of a broad range of design and development-related services with preference given to the similarity of the firm's other past projects to the Tremont Nail Factory property project, and familiarity with the Tremont Nail Factory property and Vision.

Evaluations will be made on quality of experience and successful completion and not just quantity.

4.0 SUBMITTALS

The following submission requirements represent the minimum information required to consider a proposal "responsive." Proposers may reorganize the minimum information provided below and may provide additional information where said information is relevant to the selection criteria provided in Section 6.0. The burden is on the Proposer to provide information in a manner that allows the Town to clearly determine whether the application is complete, and the Town reserves the right to reject any proposal it deems unresponsive.

All information and forms submitted must be printed in at least two (2) hard copies and also copied to a thumb drive as .pdf documents, which shall be submitted with the hard copies.

A completed submission package shall consist of the following:

Format:

- A. One original and one hard copy of the Proposal must be submitted together with a thumb drive with an e-file [pdf] of the Proposal.
- B. Proposals must be submitted in a sealed envelope clearly marked "Tremont Nail Factory Property Master Developer". The Town of Wareham assumes no liability for proposals mistakenly opened due to improperly labeled envelopes and will return same to proposer without notice.
- C. Where the word "signed" appears, it refers to the handwritten signature of the individual authorized to execute the contract, and where applicable the corporate seal must be affixed. Proposals "signed" by any way other than described here will be considered non-responsive.
- D. Signed (and sealed when applicable) certification that the proposer has paid all State taxes due (use form attached).
- E. Signed (and sealed when applicable) certification that the Proposer has not colluded with any other party in the preparation and submission of Proposer's bid.
- F. Signed and sealed certification of vote (for use by Corporations). (Proposers may submit their own certificate of corporate vote.)
- G. The proposal to the Town of Wareham shall remain valid for 90 days past the submission deadline, unless extended by mutual agreement. Proposals will be opened on the date, and at the time and place indicated. The name of each proposer shall be recorded. Proposals become public information when they are opened.

Narrative:

- A. **COVER LETTER:** A cover letter that includes the following:
 - 1. A list of personnel, name and title, who will be assigned to represent proposer in its dealings with the Town.
 - 2. The letter must be signed by the organization's duly authorized representative.
 - 3. Contact information: The name of contact person (phone number and address).
 - 4. Narrative description of proposer's organization and experience in completing a similar project.
- B. **QUALIFICATIONS:** List of qualifications of key personnel and team firms.
- C. **REFERENCES:** Provide at least three (3) references.
- D. **FINANCIAL STRENGTH:** This project requires a Master Developer to make a significant long-term financial commitment.
 - 1. Provide a description of prior financial commitments for projects of similar size and scope to the Tremont Nail Factory property
 - 2. Provide financial references with contact information for each of the projects described above.

3. Audited Financial Statements will be required as part of the due diligence process involved in negotiating and signing a lease agreement.
- E. PROPOSED MASTER PLAN: Provide a description of the proposed master plan and how it relates to the Vision.
 - F. PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT: Provide a draft of a Disposition and Development Agreement to be considered.
 - G. COMMITMENT STATEMENT: The WRA is interested in establishing a long term, financially sound relationship with a developer, which may be a Joint Venture with WRA and/or others, to complete the development at the Tremont Nail Factory property. Discuss your proposed involvement and long-term commitment. Describe any developments that your firm initiated or participated in but failed to complete, and why your firm was not able to complete the development. Your commitment statement shall include your proposed timeline between master planning engagement, execution of a DDA, execution of a lease and the onset of rehabilitation and construction.
 - H. EXPERIENCE: Proposer should demonstrate in the proposal the history of their experience, including the experience of the principal(s) of the organization. Clearly define and clarify the experience your organization has with redevelopment of historic sites for mixed use.
 - I. ACKNOWLEDGEMENT: Proposers will be required to acknowledge that they are aware of the disputed ownership of the dam, that the dam may be removed and / or modified and that the Town will bear no responsibility to the developer beyond the duty of good faith to work with any developer and /or third part(ies) to resolve dam-related issues.

5.0 PROCESS AND SELECTION

Proposal Due Date:

4:00PM March 17, 2022

Submitted to:

**Derek Sullivan, Town Administrator and Purchasing Agent
Town Hall
54 Marion Rd
Wareham, MA 02571**

Questions Due Date:

February 24, 2022

Questions submitted in writing to the address above or via e-mail to:
Kenneth Buckland, Director of Planning and Community Development at the above
address or at 508.291.3100 x6500 or kbuckland@wareham.ma.us

Response to Questions:

The Town will issue a formal response to all questions that were submitted in writing by
February 24, 2022 and will make these responses publicly available at
<https://www.wareham.ma.us/bids-rfps>

RFP Addenda:

The Town may issue addenda to this RFP as necessary in response to any new
information, responses to questions, changes in conditions of the RFP, or other
important information. Addenda will be made publicly available and will be posted on the
town website at <https://www.wareham.ma.us/bids-rfps>

The Town accepts no liability for and will provide no accommodations to Proposers who
fail to check for amendments and/or modifications to this RFP and subsequently submit
inadequate or incorrect responses.

Site Visits:

The Town of Wareham will host a site visit/informational session starting at **10:00 a.m.
on February 24, 2022**. Attendance at the site visit hosted by the Town is not
mandatory. Questions and subsequent answers to those questions will be made
available to all interested parties.

Information:

The Town will post information, including any RFP Addenda, to the following site:
<https://www.wareham.ma.us/bids-rfps>

Chapter 30B:

All procurement activities conducted by the Town are in conformance with the rules and regulations of Massachusetts General Laws, Chapter 30B. Accordingly, all materials provided as part of any RFP response are available for public review.

Selection Process:

The Town Administrator and/or his designee(s) will evaluate proposals, with the assistance of such additional consultants or Town officials or employees as he shall deem warranted. The process shall rate all responsive proposals, evaluating the advantages and disadvantages of each. The Town Administrator as Chief Procurement Officer shall select the successful proposer, taking into consideration which proposal is in the best interest of the Town. The Town Administrator reserves the right to negotiate with the successful proposer as to the final terms and conditions of the agreement. Designation of a Master Developer shall be subject to the approval of the Wareham Town Administrator and then the Wareham Board of Selectmen.

A short-list of respondents may be interviewed by the WRA prior to selection of a respondent.

6.0 SELECTION CRITERIA

The Town Administrator and/or his designee(s) will use the comparative criteria for each separate rating area, and based upon those criteria, will assign an overall rating to each proposal.

The Town of Wareham reserves the right to award for the proposal deemed to be the most advantageous to the Town, taking into account proposal quality, references and price.

Criteria:

1. Understanding of the Town's Vision for the Property

Considerations:

1. Does the vision and strategy for providing master planning and development for Tremont Nail Factory property reflect a good understanding of the project requirements, opportunities, scope, complexity and challenges?
2. How does the firm perceive the role of the WRA?
3. Is the preliminary analysis provided reasonable and responsible; are the assumptions that analysis is based on accurate?
4. What are the advantages and disadvantages of the proposed financial sourcing and the offered planning and management strategy?
5. Do the similar projects cited demonstrate skill and success at seeing a project of the Tremont Nail Factory property's scale and complexity through to completion?

6. Has the firm been successful at planning and executing on a project of Tremont Nail Factory property's scope?
7. Are the roles the firm is assigning for management of this work appropriate to the requirements?
8. Do the key personnel proposed for those roles have the experience and expertise to be successful?
9. Does the proposed commitment for key personnel seem adequate?

- **Highly Advantageous** – The proposal reflects a clear understanding and commitment to the aspirations of the Town relative to the property and district. Most of the concepts included by the Town in the Vision and previous study are clearly and specifically addressed.
- **Advantageous** – The proposal reflects a clear understanding and commitment to the Vision. A few of the concepts in the Vision are addressed.
- **Not Advantageous** – The proposal does not reflect a clear understanding and commitment to the Vision. Few if any of the Vision concepts are addressed.
- **Not Acceptable** – The proposal runs contrary to the aspirations of the Town for the property.

2. Project Experience and Qualifications of the Development Team

- **Highly Advantageous** – The qualifications of the development team demonstrate the highest level of project development expertise. The team shows more than **three (3)** projects completed in the last **five (5)** years that show numerous similar elements and scale. References for the Development Team are all excellent.
- **Advantageous** – The qualifications of the development team demonstrate a reasonable level of project development expertise. The team shows at least **three (3)** projects completed in the last **five (5)** years that show some similar elements and scale. All references for the Development Team are good.
- **Not Advantageous** – The qualifications of the development team demonstrate a modest or low level of project development expertise. The team shows fewer than **three (3)** projects completed in the last **five (5)** years that show some similar elements and scale. Not all references for the Development Team are good.
- **Not Acceptable** – The qualifications of the development team do not demonstrate a reasonable level of project development expertise. The team shows fewer than **three (3)** projects completed across its entire history that show some similar elements and scale. One or more of the references is poor.

3. Capacity of the Development Team

- **Highly Advantageous** – The proposed development team, including the Core Team, has over **ten (10) years** of experience in all Project Management positions (e.g., Developer, Architect, Engineer, Landscape Architect). Project

approach narrative and reference checks clearly demonstrate that the entire team will provide a high level of time commitment and expertise to the project.

- **Advantageous** – The proposed development team, including the Core Team, brings over **five (5) years** of experience in all Project Management positions (e.g., Developer, Architect, Engineer, Landscape Architect). Project approach narrative and reference checks clearly demonstrate that the entire team will provide satisfactory time commitment and expertise to the project.
- **Not Advantageous** – The proposed development team, including the Core Team, provides less than **five (5) years** of experience in all Project Management positions (e.g., Developer, Architect, Engineer, Landscape Architect). Project approach narrative does not clearly demonstrate that the team will provide a high level of time commitment and expertise to the project and references suggest a pattern of difficulty in this area.
- **Not Acceptable** – Project approach narrative suggests the proposer does not understand the expertise or time commitment required. One or more references are poor.

4. Disposition and Development Agreement

- **Highly Advantageous** – The DDA presents a clear proposal for permitting of the project with a high level of certainty of success. When viewed in the full context of the proposal, the terms are highly advantageous to the Town.
- **Advantageous** – The Draft DDA presents a clear proposal for permitting of the project with a reasonable level of certainty of success. When viewed in the full context of the proposal, the terms are advantageous to the Town.
- **Not Advantageous** – The Draft DDA does not present a clear proposal for permitting of the project and a reasonable level of certainty of success does not exist. When viewed in the full context of the proposal, the terms are not advantageous to the Town.
- **Not Acceptable** – The Draft DDA is confusing, vague, or inaccurate.

5. Financial Plan

- **Highly Advantageous** – The Financial Plan presents a clear proposal for financing the project with a high level of certainty of success. When viewed in the full context of the proposal, the terms are financially highly advantageous to the Town.
- **Advantageous** – The Financial Plan presents a clear proposal for financing the project with a reasonable level of certainty of success. When viewed in the full context of the proposal, the terms are financially advantageous to the Town.
- **Not Advantageous** – The Financial Plan does not present a clear proposal for financing the project, and a reasonable level of certainty of success does not exist. When viewed in the full context of the proposal, the terms are not financially advantageous to the Town.
- **Not Acceptable** – The Financial Plan is confusing, vague, or inaccurate.

7.0 GENERAL TERMS AND CONDITIONS

Miscellaneous Provisions:

- A proposal must remain valid until the award of a contract or rejection of the proposal for the services sought herein.
- The Town of Wareham may modify or cancel this RFP, in whole or in part, at any time whenever such an act is deemed in its best interest.
- The Town of Wareham will not be responsible for any costs incurred by a proposer in preparing and submitting a proposal in response to this RFP.
- Wareham's Town Administrator is the Awarding and Contracting Authority. The Town Administrator expects to award a contract within sixty (60) days of the qualifications due date. Activities will commence upon selection of a Consultant and issuance of a Notice to Proceed.

Execution of Agreement:

The successful proposer will be expected to execute an Agreement to proceed with negotiation on the Disposition and Development Agreement within sixty (60) days of receiving the award.

If the Selected Proposer fails to deliver within the time specified, except as may be extended by the agreement of both parties or occasioned by matters beyond the control of the Selected Proposer, or fails to make replacement of rejected articles when so requested, or fails to complete work within the agreed on times or as reasonably requested by the town of Wareham, the Town may elect to cancel the agreement.

THE TOWN RESERVES THE RIGHT TO TERMINATE ANY AGREEMENT PROCURED HEREUNDER UPON 60 DAYS WRITTEN NOTICE TO PROPOSER.

Certificate of Insurance:

The Town will require a Certificate of Insurance indicating General Liability Coverage, and Workers Compensation Statutory Coverage. The successful proposer will be required to indemnify and hold harmless the Town for and against any claims, actions, demands, damages, costs or expenses arising out of or related to activity on the premises. The successful proposer will be required to name the Town on the General Liability Certificate "As an Additional Insured".

Affirmative Action:

It is understood and agreed that it shall be a material breach of any contract resulting from this proposal for the contractor 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.

Indemnification:

The Proposer agrees to indemnify the Town of Wareham, its successors, agents, servants, employees, or assigns against any and all claims for loss, liability, or damage arising out of or in connection with the work done or to be performed and in connection with or arising out of the acts or negligent omission of the Proposer's employees, whether negligent or intentional, foreseeable or unforeseeable, within or without the scope of his employment, while said employees are upon, entering, or leaving the premises upon which this agreement is being performed.

Equal Opportunity Compliance:

The Proposer shall carry out the obligation of this Contract in compliance with all of the requirements imposed by or pursuant to Federal, State and local ordinances, statutes, rules, and regulation prohibiting discrimination in employment, including, but not limited to, Title VII of the Civil Rights Act of 1964; the Age Discrimination in Employment Act of 1967; Section 504 of the Rehabilitation Act of 1973, and M.G.L. c.151B, Massachusetts Executive Order 74, as amended by Executive Orders 116, 143, and 227, and any other executive orders, rules, regulations, and requirements relating thereto enacted by the Commonwealth of Massachusetts as they may from time to time be amended. The proposer shall not discriminate against any qualified employee or applicant for employment because of race, color national origin, ancestry, age, sex, religion, physical or mental handicap, or sexual orientation.

8.0 PROPERTY INFORMATION

The Tremont Nail Factory property is a National Register Historic Site, built as a complex of wooden industrial buildings originating in 1819. The Town of Wareham purchased the complex of buildings of about 48,000 SF of space on a parcel of about 7.2 acres. An architectural and structural assessment of the buildings was completed in 2009 by Menders, Torrey & Spencer, and is available for download from the town website at:

<https://www.wareham.ma.us/community-preservation-committee/files/tremont-nail-factory-feasibility-study-2009>

In 2017, a Vision Plan was prepared by Union Studios that was accepted with strong public support. The Vision Plan recommended rehabilitation of the structures in a campus-like setting, with a phased approach that reuses the structures for cafe, restaurant, event center, artists and crafts studios, museum spaces, offices, retail spaces, within a site populated with parks, a kayak launch, new green spaces and hardscapes, walking trails and bridges. The Vision Plan may be downloaded at:

<https://www.wareham.ma.us/redevelopment-authority/files/tremont-nail-vision-plan>

Schematic Design drawings with a cost estimate were prepared by Union Studios for the Office Building, the Packaging Building and the Freight Building. These are available at:

<https://www.wareham.ma.us/redevelopment-authority>

Information on the dam may be found in the reports by Pare Engineering from 2013-2014. Summary information may be found here in the RFP and Addendum:

<https://www.wareham.ma.us/bids-rfps/pages/parker-mill-pond-dam-rfq>

An instrument survey of the property completed by GAF Engineering dated March 19, 2015, is available at:

<https://www.wareham.ma.us/redevelopment-authority>

Zoning:

Current Zoning of the parcel is Wareham Village I and Tremont Nail Factory Overlay districts found online at:

http://www.wareham.ma.us/sites/warehamma/files/uploads/feb_2018_rev_by-law_0.pdf

Although the WRA is open to master planning new uses at the property, allowed uses under zoning include:

1. Light manufacturing/Warehousing/Distribution including but not limited to: electronic parts or equipment, paper goods, dry goods, sporting goods, craft products, clothing, home furnishings, garden equipment, house wares, antiques, marijuana products.
2. Entertainment/Event Space (estimated capacity is 800 persons)
3. Video production/studios

These plans and studies form the basis for the current project.

9.0 TERMS OF LEASE

The parties shall enter into a long-term lease, e.g. 90 years, or a 30-year lease with two options for 30 years each lease, which shall be attached to a Disposition and Development Agreement as an exhibit. The Lease shall be executed when the conditions set forth in the DDA have been satisfied, and Town Meeting has approved the length of term for the Lease. The parties shall negotiate a lease that will govern the development and operation of the project, and the final lease shall be attached to the DDA. The Lease shall, at a minimum, require new construction and rehabilitation resulting in the Vision established for the Property. The Lease will prohibit the successful Proposer from transferring or assigning (except for certain permitted transfers) the Lease until and unless the project has been substantially completed; require the successful proposer to carry performance and payment bonds; maintain insurance; and shall be a triple net lease, requiring the successful Proposer to be solely responsible for the maintenance, operation, payment of rent, utilities, taxes and insurance of the Property, among other costs.

10.0 FORMS AND APPENDICES

Please fill out the following form and submit with proposal.

QUALIFICATIONS SUMMARY FORM						
CORPORATE INFORMATION						
NAME OF FIRM						
LOCATION HQ	Street					
	City State					
	Zip					
	Phone				Website	
MA LOCATION <i>if different</i>	Street					
	City State					
	Zip					
	Phone					
ORGANIZATION	Corporation	Partnership	LLC	Sole Proprietorship		
YEARS IN BUSINESS						
SERVICES	Development	Master planning	Permits	Property management	Investment	
LEADERSHIP						
	CEO					
	CFO					
	VP, Area					
	VP, Area					
	VP, Area					
NUMBER OF EMPLOYEES	NUMBER IN MASSACHUSETTS					
REAL ESTATE EXPERIENCE						
TYPE OF PROJECT	<i>Use</i>	<i>SF</i>	<i>Own</i>	<i>Lease</i>	<i>Office</i>	<i>Retail</i>
	Residential					
	Commercial					
	Industrial					
	Mixed Use					
BUILT					<i>Built</i>	<i>Managed</i>
	Residential					
	Commercial					
	Industrial					
	Mixed Use					
TEAMING EXPERIENCE						
	PPP					
	Partnership					
	Joint Venture					

Appendix A

DESCRIPTION OF PROPOSER BUSINESS/ORGANIZATION

Check appropriate box (es):

The named organizational entity submitting this proposal is:

Corporation Partnership Proprietorship

Minority Owned Woman Owned

SIGNATURES:

This page must be signed by a(n) individual(s) with authority to commit the proposing entity to a binding agreement. Corporations must attach required certification:

COMPANY NAME: _____

AUTHORIZED SIGNATURE: _____

PRINT NAME OF AUTHORIZED OFFICIAL: _____

ADDRESS:

TELEPHONE #: _____ FAX NUMBER: _____ EMAIL: _____

DATE: _____

FEDERAL TAX ID #: _____

DUNS #: _____

If a corporation, a notarized attestation of the signature(s) is required, or in the case of corporate seal affixed, that the signature is the signature of an officer authorized to bind the corporation to a contractual agreement.

Appendix B

STATE TAXES CERTIFICATION CLAUSE

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes under law.

_____ By: _____
* Signature of individual or Corporate Officer
Corporate Name (Mandatory) (Mandatory, if applicable)

Federal Identification Tax ID

* Approval of a contract or other agreement will not be granted unless the proposer signs this certification clause.

** This request is made under the authority of Mass. G.L. 62C s. 49.A.

Appendix C

HOLD HARMLESS AND INDEMNITY CLAUSE

_____, its officers and members all,
Legal Name of Proposer's Business Entity

through the signing of this document by an authorized party or agent, indemnify, hold harmless and defend the Town of Wareham and its agents and employees from all suits and actions, including attorneys' fees and all costs of litigations and judgment of every name and description brought against the Town as a result of loss, damage or injury to person or property by reason of any act by _____, its agents, servants or employees.

Legal Name of Proposer's Business Entity

_____ Authorized Signature

_____ Name and Title (Print or Type)

_____ Date

Corporate Seal

Appendix D

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.

FIRM _____

SIGNATURE _____

ADDRESS _____

NAME (print) _____

TITLE _____

TELEPHONE _____

DATE _____

Corporate Seal

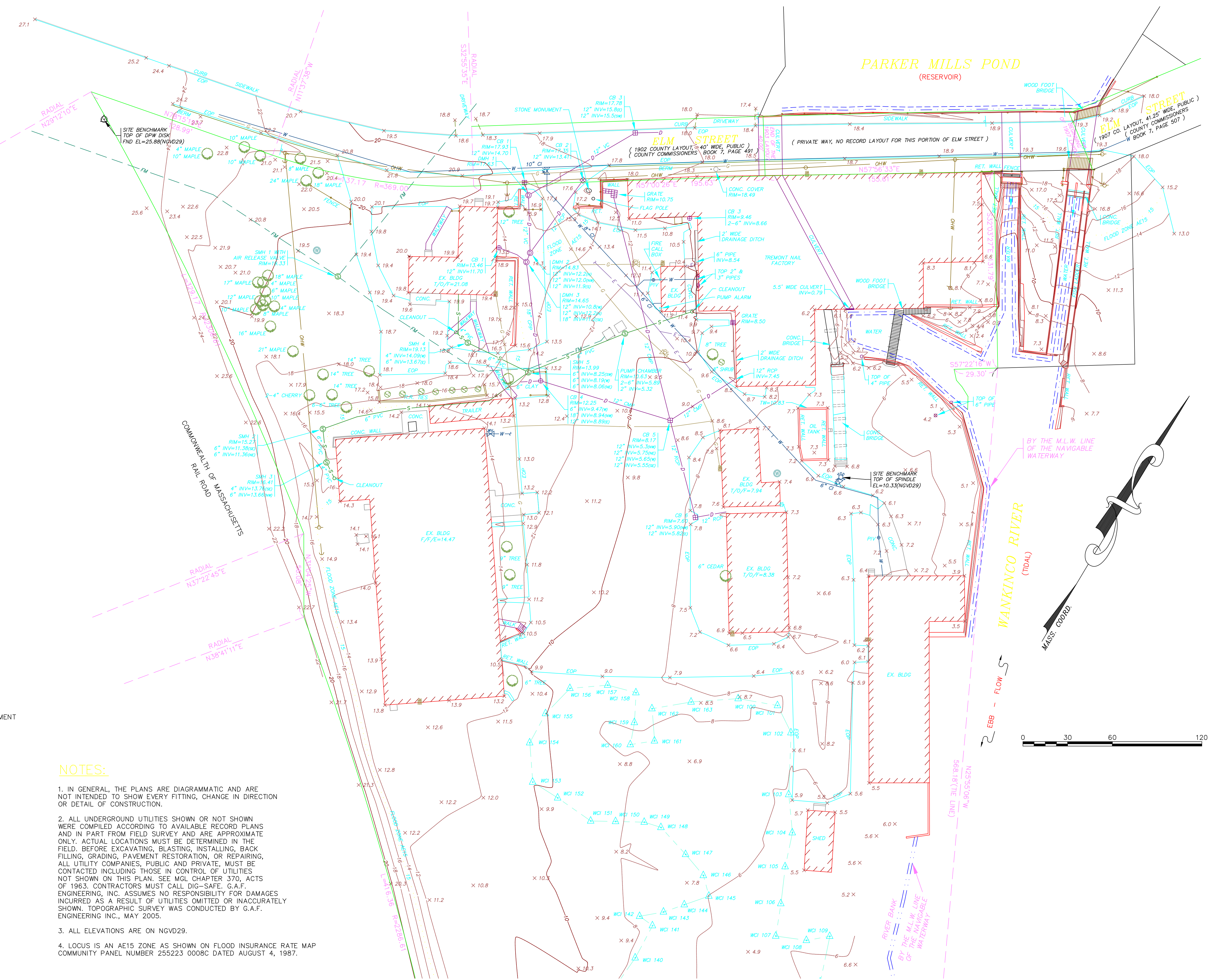
EXISTING	DESC.
	CONTOURS
	SPOT GRADES
	WETLANDS
	F.E.M.A. FLOOD ZONE
	DITCH/SWALE
	DRAIN LINE
	CATCH BASIN (CB)
	DRAIN MANHOLE (DMH)
	SEWER LINE
	SEWER MANHOLE (SMH)
	ELECTRIC LINE
	ELECTRIC MANHOLE (EMH)
	OVERHEAD WIRES
	UTILITY POLE
	GUY POLE
	WATER GATE/VALVE
	WATER SHUT-OFF/WATER STOP
	FIRE HYDRANT
	GAS GATE/VALVE
	GAS SHUTOFF
	GAS METER
	WATER LINE
	GAS LINE
	FORCE MAIN
	LIGHT POLE
	SIGN
	FENCE
	BOUND
	IRON PIPE/PIN/ROD
	DRILLHOLE
	PIV
	STONE WALL
	TREELINE

ABBREVIATIONS

APPROX	APPROXIMATE
BB	BOTTOM OF BERM
BC	BOTTOM OF CURB
BIT CONC	BITUMINOUS CONCRETE
BLDG	BUILDING
BVW	BORDERING VEGETATED WETLAND
BW	BOTTOM OF WALL
CB	CATCH BASIN
CB/DH	CONCRETE BOUND/DRILL HOLE
CCB	CAPE COD BERM
CEM CONC	CEMENT CONCRETE
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CLDI	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CO	COUNTY LAYOUT
CULV	CULVERT
D	DRAIN
DIAMETER	DIAMETER
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
E	ELECTRIC
EL ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EX	EXISTING
FDN	FOUNDATION
FE	FLARED END
F/F/E	FINISH FLOOR ELEVATION
FND	FOUND
G	GAS
GG, GV	GAS GATE, GAS VALVE
GRAN	GRANITE
GRND	GROUND
HSE	HOUSE
HYD	HYDRANT
INV	INVERT
MHB	MASSACHUSETTS HIGHWAY BOUND
MHD	MASSACHUSETTS HIGHWAY DEPARTMENT
MGN	MONUMENT
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N/F	NOW OR FORMALLY
OHW	OVERHEAD WIRE
PIV	POST INDICATOR VALVE
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PWV	PAVED WATERWAY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RR	RAILROAD
RD	ROAD
S	SEWER
SB	STONE BOUND
SB/DH	STONE BOUND/DRILL HOLE
SMH	SEWER MANHOLE
STA	STATION
ST	STREET
SW	SIDEWALK
TC	TOP OF CURB
T/O/F	TOP OF FOUNDATION
TS	TOP OF SLOPE
TYP	TYPICAL
TW	TOP OF WALL
UP	UTILITY POLE
VC	VITRIFIED CLAY PIPE
W	WATER
WG, WV	WATER GATE, WATER VALVE

NOTES:

- IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
- ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY; ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE, G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. TOPOGRAPHIC SURVEY WAS CONDUCTED BY G.A.F. ENGINEERING INC., MAY 2005.
- ALL ELEVATIONS ARE ON NGVD29.
- LOCUS IS AN AE15 ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 255223 0008C DATED AUGUST 4, 1987.



DATE: JUNE 1, 2005	
DRAWN BY: PGM	APPROVED BY:
CHECKED BY: GDA	APPROVED BY:
JOB NO.: 05-6413	DATE: 3-19-15
SCALE: 1" = 30'	REV. BY: JH
	DATE: 1
	DESCRIPTION: REVISED LAYOUT DATA

G.A.F. ENGINEERING, INC.	
PROFESSIONAL ENGINEERS & LAND SURVEYORS	
266 MAIN STREET - WAREHAM, MA 02571	
TEL: (508) 295-6600 FAX: (508) 295-6634	
E-MAIL: gaf.eng@verizon.net	

PLAN OF EXISTING CONDITIONS	WAREHAM, MA
PREPARED FOR: TOWN OF WAREHAM	
COMMUNITY DEVELOPMENT	WAREHAM, MA

JOB NO.: 05-6413
DWG. 1 OF 2

Property Location: 8 ELM ST
 Vision ID: 14044

MAP ID: 132// A1//

Bldg Name:

State Use: 9310

Account #

Bldg #: 1 of 5

Sec #: 1 of 1 Card 1 of 5

Print Date: 12/10/2019 14:44

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF WAREHAM		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code	Appraised Value	Assessed Value
54 MARION RD						EXEMPT	9310	853,600	853,600
WAREHAM, MA 02571						EXM LAND	9310	445,500	445,500
Additional Owners:						EXEMPT	9310	71,300	71,300
SUPPLEMENTAL DATA									
Other ID:					Plan #				
Total Ac		7.16		Assoc. Parcels					
District		19		ASSOC PID#					
S.C.E.									
GIS ID: M_264654_835383									
						Total		1,370,400	1,370,400

925
 WAREHAM, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF WAREHAM		28566/ 277	06/30/2004	U	I	1,392,889	1Q	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MAZE W H COMPANY		9104/ 167	01/01/1901	U				2019	9310	372,100	2018	9310	372,100	2017	9310	372,100
								2019	9310	427,300	2018	9310	427,300	2017	9310	427,300
								2019	9310	60,300	2018	9310	60,300	2017	9310	60,300
						Total:		859,700	Total:	859,700	Total:	859,700	Total:	859,700	Total:	859,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3000/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	205,100
Appraised XF (B) Value (Bldg)	4,900
Appraised OB (L) Value (Bldg)	42,100
Appraised Land Value (Bldg)	445,500
Special Land Value	0
Total Appraised Parcel Value	1,370,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,370,400

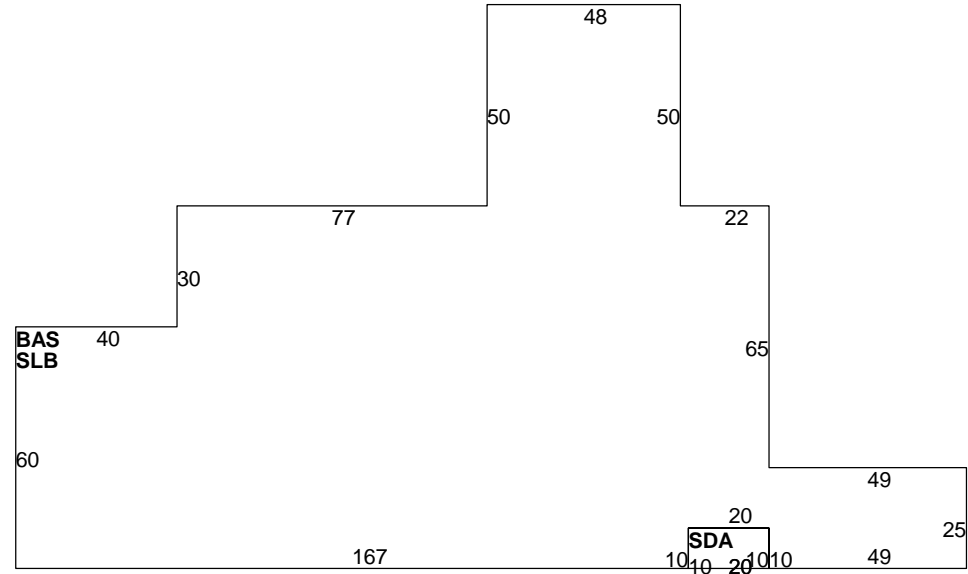
NOTES						
132/A1						
TREMONT NAIL FACTORY						
NEW ROOF						
VENT DORMERS ROOF						
SDA=LUNCHRM						

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
B19-149	05/30/2019	CM	Commercial	262,600		0		REPL ROOF, WNDWS,	07/09/2019			JQ	00	Measur+Listed
C09068	07/29/2008	RF	Roofing	14,725	07/01/2009	100		35 SQ	08/25/2009			RG	06	Building Permit
05961	04/22/2005	RF	Roofing	9,300	07/01/2008	100		RF 3SQS	03/13/2008			JAY	00	Measur+Listed
05106	07/28/2004	SD	Siding	18,000	07/01/2008	100		SDG, WND(6)DR	10/16/1996			RT	00	Measur+Listed
04871	03/30/2004	IN	Interior Renov	28,000	07/01/2008	100		+EXT/AUTO ACC						
00089	07/27/1999	CM	Commercial	4,500		100		REPLACE TRIM & SH						
00001	06/30/1999	RF	Roofing	1,500		100								

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	9310	IMPROVED SELECTM	SC	1			3.25 AC	168,300.00	1.0000	C	1.00	3000	0.70			1.00		382,900
1	9310	IMPROVED SELECTM		1			3.91 AC	16,000.00	1.0000	C	1.00		0.00			1.00		62,600

Total Card Land Units: 7.16 AC Parcel Total Land Area: 7.16 AC Total Land Value: 445,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	40		Industrial				
Model	96		Ind/Lg Com				
Grade	03		Below Ave				
Stories	1						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shing				
Interior Wall 1	01		Minimal				
Interior Wall 2							
Interior Floor 1	03		Concr-Finished				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	03		Hot Air-No Duc				
AC Type	01		None				
Bldg Use	4000		INDUSTRIAL				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	00		NONE				
Ceiling/Wall	00		NONE				
Rooms/Prtns	02		AVERAGE				
Wall Height	20						
% Conn Wall	0						
				Adj. Base Rate:			42.61
				Replace Cost			820,379
				AYB			1850
				EYB			1973
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			45
				Functional Obslnc			20
				External Obslnc			10
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			25
				Apprais Val			205,100
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH REST RMS			L	25,000	2.50	1995	0			40	25,000
TNK5	ELEVATED T. WORK SHOP			L	465	40.00	1930	0			60	11,200
SHP1	WORK SHOP			L	1,000	3.50	1995	0			40	1,400
SPR1	SPRINKLERS			B	312	24.00	1930	0			60	4,500
					19,740	1.00	1973	1			70	4,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	19,055	19,055			811,857
SDA	Store Display Area	200	200			8,521
SLB	Slab Fndtn	0	19,055			0
Ttl. Gross Liv/Lease Area:		19,255	38,310			820,379



Property Location: 8 ELM ST
 Vision ID: 14044

MAP ID: 132// A1//

Bldg Name:

State Use: 9310

Account #

Bldg #: 2 of 5

Sec #: 1 of 1

Card 2 of 5

Print Date: 12/10/2019 14:44

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF WAREHAM		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code	Appraised Value	Assessed Value
54 MARION RD						EXEMPT	9310	853,600	853,600
WAREHAM, MA 02571						EXM LAND	9310	445,500	445,500
Additional Owners:						EXEMPT	9310	71,300	71,300
SUPPLEMENTAL DATA									
Other ID:					Plan #				
Total Ac 7.16					Assoc. Parcels				
District 19					ASSOC PID#				
S.C.E.					Total 1,370,400				
GIS ID: M_264654_835383					Assessed Value 1,370,400				

925
 WAREHAM, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF WAREHAM		28566/ 277	06/30/2004	U	I	1,392,889	1Q	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MAZE W H COMPANY		9104/ 167	01/01/1901	U				2019	9310	372,100	2018	9310	372,100	2017	9310	372,100
								2019	9310	427,300	2018	9310	427,300	2017	9310	427,300
								2019	9310	60,300	2018	9310	60,300	2017	9310	60,300
								Total:		859,700	Total:		859,700	Total:		859,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3000/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	134,900
Appraised XF (B) Value (Bldg)	2,000
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,370,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,370,400

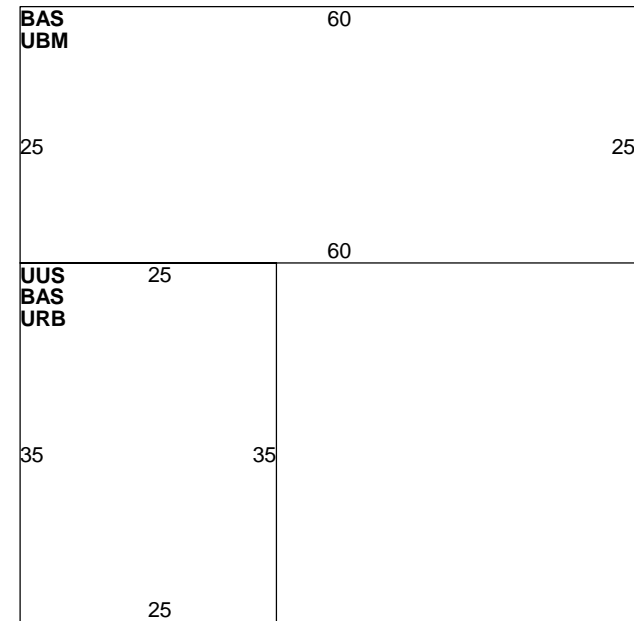
NOTES									
REAR 24X58 BLT 1982									
2ND FLR UNFIN STORAGE									
STREAM THRU BSMT									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
									07/09/2019			JQ	00	Measur+Listed	
									08/25/2009			RG	06	Building Permit	
									03/13/2008			JAY	00	Measur+Listed	
									10/16/1996			RT	00	Measur+Listed	

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
2	9310	IMPROVED SELECTM		1			0 SF	0.00	1.0000	0	1.00		0.00			.00		0

Total Card Land Units: 0.00 AC Parcel Total Land Area: 7.16 AC Total Land Value: 0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		Office Bldg				
Model	94		Commercial				
Grade	04		Ave				
Stories	2						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shing				
Interior Wall 1	04		Panel				
Interior Wall 2	05		Drywall				
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	04		Forced Hot Air				
AC Type	01		None				
Bldg Use	400C		INDUSTRL MDL-94				
Total Rooms							
Total Bedrms	00						
Total Baths	2						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Prtns	02		AVERAGE				
Wall Height	8						
% Comn Wall	0						
				MIXED USE			
				<i>Code</i>	<i>Description</i>		<i>Percentage</i>
				9310	IMPROVED SELECTM		100
				COST/MARKET VALUATION			
				Adj. Base Rate:		110.35	
				Replace Cost	385,563		
				AYB	1800		
				EYB	1973		
				Dep Code	A		
				Remodel Rating			
				Year Remodeled			
				Dep %	45		
				Functional Obslnc	20		
				External Obslnc			
				Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond	35		
				Apprais Val	134,900		
				Dep % Ovr	0		
				Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
A/C	AIR CONDITI			B	2,267	2.50	1973		1		100	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,375	2,375			262,081
UBM	Basement Unfin	0	1,500			41,381
URB	Unfin Raised Bsmt	0	875			33,767
UUS	Upper Story Unfin	0	875			48,333
Ttl. Gross Liv/Lease Area:		2,375	5,625			385,563



Property Location: 8 ELM ST
 Vision ID: 14044

MAP ID: 132// A1//

Bldg Name:

State Use: 9310

Account #

Bldg #: 3 of 5

Sec #: 1 of 1

Card 3 of 5

Print Date: 12/10/2019 14:44

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF WAREHAM		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code	Appraised Value	Assessed Value
54 MARION RD						EXEMPT	9310	853,600	853,600
WAREHAM, MA 02571						EXM LAND	9310	445,500	445,500
Additional Owners:						EXEMPT	9310	71,300	71,300
SUPPLEMENTAL DATA									
Other ID:					Plan #				
Total Ac 7.16					Assoc. Parcels				
District 19					ASSOC PID#				
S.C.E.					Total 1,370,400				
GIS ID: M_264654_835383					Assessed Value 1,370,400				

925
 WAREHAM, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF WAREHAM		28566/ 277	06/30/2004	U	I	1,392,889	1Q	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MAZE W H COMPANY		9104/ 167	01/01/1901	U				2019	9310	372,100	2018	9310	372,100	2017	9310	372,100
								2019	9310	427,300	2018	9310	427,300	2017	9310	427,300
								2019	9310	60,300	2018	9310	60,300	2017	9310	60,300
								Total:		859,700	Total:		859,700	Total:		859,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3000/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	389,600
Appraised XF (B) Value (Bldg)	9,100
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,370,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,370,400

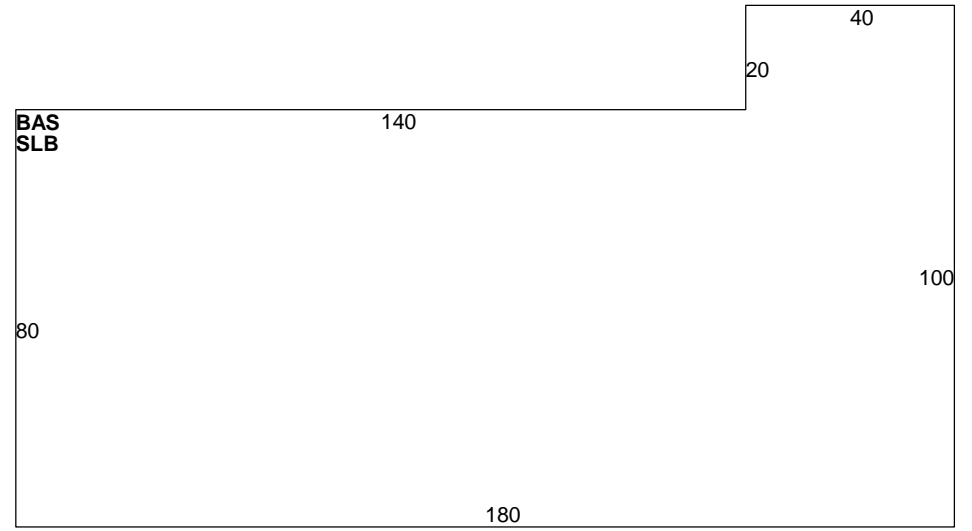
NOTES									
WHEELABRATOR BLDG & WHSE									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
									07/09/2019			JQ	00	Measur+Listed	
									08/25/2009			RG	06	Building Permit	
									03/13/2008			JAY	00	Measur+Listed	
									10/16/1996			RT	00	Measur+Listed	

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
3	9310	IMPROVED SELECTM		1			0 SF	0.00	1.0000	0	1.00		0.00			.00		0

Total Card Land Units: 0.00 AC Parcel Total Land Area: 7.16 AC Total Land Value: 0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	53		Pre-Eng Warehs				
Model	96		Ind/Lg Com				
Grade	04		Ave				
Stories	1						
Occupancy	1						
Exterior Wall 1	27		Pre-finish Metl				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	01		Metal/Tin				
Interior Wall 1	01		Minimal				
Interior Wall 2							
Interior Floor 1	03		Concr-Finished				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	02		Flr Frn/Susp				
AC Type	01		None				
Bldg Use	4000		INDUSTRIAL				
Total Rooms							
Total Bedrms	00						
Total Baths	2						
Heat/AC	00		NONE				
Frame Type	05		STEEL				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	00		NONE				
Rooms/Prtns	02		AVERAGE				
Wall Height	20						
% Comn Wall	0						
				Adj. Base Rate:			42.72
				Replace Cost			649,344
				AYB			1976
				EYB			2003
				Dep Code			VG
				Remodel Rating			
				Year Remodeled			
				Dep %			15
				Functional Obslnc			
				External Obslnc			
				Cost Trend Factor			
				Condition			UC
				% Complete			60
				Overall % Cond			60
				Apprais Val			389,600
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPR1	SPRINKLERS			B	15,200	1.00	2003		1		100	9,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	15,200	15,200			649,344
SLB	Slab Fndtn	0	15,200			0
Ttl. Gross Liv/Lease Area:		15,200	30,400			649,344



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF WAREHAM		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code	Appraised Value	Assessed Value
54 MARION RD						EXEMPT	9310	853,600	853,600
WAREHAM, MA 02571						EXM LAND	9310	445,500	445,500
Additional Owners:						EXEMPT	9310	71,300	71,300
SUPPLEMENTAL DATA									
Other ID:					Plan #				
Total Ac 7.16					Assoc. Parcels				
District 19					ASSOC PID#				
S.C.E.					Total 1,370,400				
GIS ID: M_264654_835383					Assessed Value 1,370,400				

925
WAREHAM, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF WAREHAM		28566/ 277	06/30/2004	U	I	1,392,889	1Q	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MAZE W H COMPANY		9104/ 167	01/01/1901	U				2019	9310	372,100	2018	9310	372,100	2017	9310	372,100
								2019	9310	427,300	2018	9310	427,300	2017	9310	427,300
								2019	9310	60,300	2018	9310	60,300	2017	9310	60,300
								Total:		859,700	Total:		859,700	Total:		859,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3000/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	66,800
Appraised XF (B) Value (Bldg)	1,500
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,370,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,370,400

NOTES

STORAGE BLDG
SPR DRY

BUILDING PERMIT RECORD

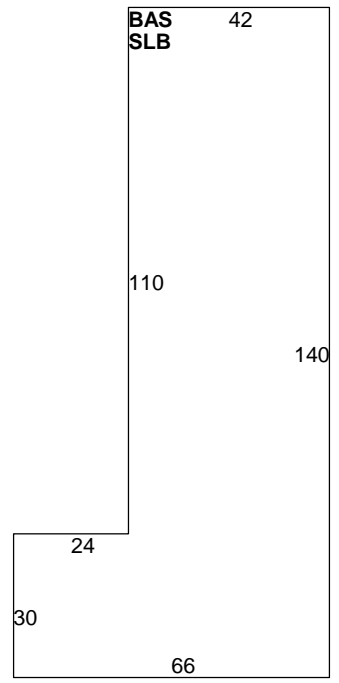
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									07/09/2019			JQ	00	Measur+Listed
									08/25/2009			RG	06	Building Permit
									03/13/2008			JAY	00	Measur+Listed
									10/16/1996			RT	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
4	9310	IMPROVED SELECTM		1			0 SF	0.00	1.0000	0	1.00		0.00			.00		0

Total Card Land Units: 0.00 AC Parcel Total Land Area: 7.16 AC Total Land Value: 0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Warehouse				
Model	96		Ind/Lg Com				
Grade	03		Below Ave				
Stories	1						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shing				
Interior Wall 1	01		Minimal				
Interior Wall 2							
Interior Floor 1	03		Concr-Finished				
Interior Floor 2	09		Pine/Soft Wood				
Heating Fuel	01		None				
Heating Type	01		None				
AC Type	01		None				
Bldg Use	4000		INDUSTRIAL				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	00		NONE				
Ceiling/Wall	00		NONE				
Rooms/Prtns	02		AVERAGE				
Wall Height	12						
% Comn Wall	0						
				Adj. Base Rate:			40.46
				Replace Cost			267,062
				AYB			1900
				EYB			1973
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			45
				Functional Obslnc			20
				External Obslnc			10
				Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond			25
				Apprais Val			66,800
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPR1	SPRINKLERS			B	6,176	1.00	1973		1		100	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	6,600	6,600			267,062
SLB	Slab Fndtn	0	6,600			0
Ttl. Gross Liv/Lease Area:		6,600	13,200			267,062



Property Location: 8 ELM ST
 Vision ID: 14044

MAP ID: 132// A1//

Bldg Name:

State Use: 9310

Account #

Bldg #: 5 of 5

Sec #: 1 of 1

Card 5 of 5

Print Date: 12/10/2019 14:44

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF WAREHAM		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Code	Appraised Value	Assessed Value
54 MARION RD						EXEMPT	9310	853,600	853,600
WAREHAM, MA 02571						EXM LAND	9310	445,500	445,500
Additional Owners:						EXEMPT	9310	71,300	71,300
SUPPLEMENTAL DATA									
Other ID:					Plan #				
Total Ac 7.16					Assoc. Parcels				
District 19					ASSOC PID#				
S.C.E.					Total 1,370,400				
GIS ID: M_264654_835383					Assessed Value 1,370,400				

925
 WAREHAM, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF WAREHAM		28566/ 277	06/30/2004	U	I	1,392,889	1Q	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MAZE W H COMPANY		9104/ 167	01/01/1901	U				2019	9310	372,100	2018	9310	372,100	2017	9310	372,100
								2019	9310	427,300	2018	9310	427,300	2017	9310	427,300
								2019	9310	60,300	2018	9310	60,300	2017	9310	60,300
								Total:		859,700	Total:		859,700	Total:		859,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3000/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	39,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	29,200
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,370,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,370,400

NOTES									
STORAGE BLDG NO SPR, HEAT SENSOR ONLY									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										07/09/2019			JQ	00	Measur+Listed
										08/25/2009			RG	06	Building Permit
										03/13/2008			JAY	00	Measur+Listed
										10/16/1996			RT	00	Measur+Listed

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
5	9310	IMPROVED SELECTM		1			0 SF	0.00	1.0000	0	1.00		0.00			.00		0

Total Card Land Units: 0.00 AC Parcel Total Land Area: 7.16 AC Total Land Value: 0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Warehouse				
Model	96		Ind/Lg Com				
Grade	03		Below Ave				
Stories	1						
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shing				
Interior Wall 1	01		Minimal				
Interior Wall 2							
Interior Floor 1	03		Concr-Finished				
Interior Floor 2	09		Pine/Soft Wood				
Heating Fuel	01		None				
Heating Type	01		None				
AC Type	01		None				
Bldg Use	4000		INDUSTRIAL				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	00		NONE				
Ceiling/Wall	00		NONE				
Rooms/Prtns	02		AVERAGE				
Wall Height	12						
% Conn Wall	0						
				Adj. Base Rate:			49.56
				Replace Cost			158,602
				AYB			1900
				EYB			1973
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			45
				Functional Obslnc			20
				External Obslnc			10
				Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond			25
				Apprais Val			39,700
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BAS	40
SLB	
80	80
40	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR2	GARAGE GOC			L	720	27.00	1995		0		50	9,700
FGR2	GARAGE GOC			L	1,445	27.00	1995		0		50	19,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,200	3,200			158,602
SLB	Slab Fndtn	0	3,200			0
Ttl. Gross Liv/Lease Area:		3,200	6,400			158,602

