

## **Requests for Proposals (“RFP”)**

### **Town of Bridgewater – New Fire Station - Property Search**

The Town of Bridgewater is currently conducting a search of available private and public properties in the Town of Bridgewater for the purposes of siting one or more new Fire Station/Facilities. The Town may decide that two properties in combination are better suited to the Town’s needs than one, and reserves the right to select more than one property. This search is being conducted now in preparation for a full presentation of a comprehensive Fire Station solution to the Town Council and Town Manager in the fall of 2021 or earlier. Any property owner who may have an interest in presenting his or her property for this use are compelled to respond to this “Request for Proposal.” Below please find the land criteria, proposal evaluation criteria, rule for award and proposal submission requirements. The Town will consider purchase or lease proposals as outlined below.

**1. Minimum Criteria for Land Selection** – The proposed land must meet the minimum requirements as set forth below.

- The subject property MUST be located in the Town of Bridgewater, MA.
- The Bridgewater Fire Department and the Town of Bridgewater have established that the ideal location for a proposed new station would be in the general area of the following geographic parameters;
  - a. West of Route 18;
  - b. South of High Street;
  - c. Along the Pleasant Street section of Route 104.

*It should be noted that the Fire Station Building Committee is open to properties outside of this general zone if determined to be advantageous to the Town of Bridgewater and the Bridgewater Fire Department or to incorporate a two-station solution.*

- The subject property MUST contain a minimum of 1.5+ acres of buildable, upland and contiguous land.
- The subject property MUST be easily available to all public utilities and if not served by Town sewer must be able to accommodate an on-site septic system compatible with Title V regulations.
- The person or entity submitting the proposal must either own or have a controlling interest in the property.

**2. Proposal Evaluation Criteria** – The competing proposals will be evaluated and rated based on the following evaluation criteria.

- Total acreage of usable vs. unusable land.
- Geographical location of proposed land.
- Traffic impact and access to parcel.
- Community impacts.
- Topography of parcel.
- Community presence.
- Soils/geology.
- Wetlands, Flood Zone, Natural Heritage, etc.
- Zoning restrictions.
- Utility services available.
- Potential site development costs.
- Predevelopment costs (land acquisition, remediation, clearing, etc.)

**3. Rule for Award** – The rule for award will be based on “The most advantageous offer from a responsive and responsible proposer, taking into consideration all evaluation criteria and price,

will be selected.” The Town is under no obligation to award and may reject all bids if it is deemed to be in the best interest of the Town.

**4. Submission Requirements**

- Sealed proposals must be labeled “Proposals for Land, Bridgewater Fire Department” and delivered to the address below by no later than 1:00pm on Friday, March 12, 2021. All proposals will be opened immediately after the submission deadline read out loud publicly.

Proposals shall be delivered to:

Town of Bridgewater  
Town Manager’s Office  
66 Central Square  
Bridgewater, MA 02324  
(508) 697-0919  
Procurement@BridgewaterMA.org

- Proposals MUST include the attached “Disclosure of Beneficial Interest” form.
- The proposer MUST show evidence of ownership of the land and that the land is not unreasonably encumbered.
- The proposer MUST include a site plan showing the property boundaries.
- The proposer MUST include a locus plan identifying the location of the property from a major named route.
- The proposer MUST include an offer price for the sale or lease of the land. The seller understands that any land purchase or lease agreement is subject to appropriation by the Town Council and the offer must remain valid for a period of no less than 1 year (365 calendar days). *If a lease offer is provided, the term of the lease must be no less than 50 years.*
- Proposals may not be corrected after the official opening but may be withdrawn if done within 24 hours of the official opening.

**5. Additional Information** – Submissions are **not** required to provide the information below, but **may** provide “Additional Information” which will be taken into consideration during the review of the proposals.

- A site plan indicating existing topography.
- Wetlands information as applicable.
- Perk tests verifying the ability to sustain a septic system in accordance with current Title V regulations.
- Existing geotechnical investigations of the property.
- Information relative to the availability of utilities (gas, water and electricity)
- Traffic count information.
- Hazardous material studies, 21e or other information the Town could use to verify the integrity of the property and/or improvements located on the property.
- Any additional information that the seller deems appropriate to better substantiate the land presented.

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

**INSTRUCTION SHEET**

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

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

(1) REAL PROPERTY:

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

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

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

\_\_\_\_ Lessor/Landlord    \_\_\_\_ Lessee/Tenant

\_\_\_\_ Seller/Grantor    \_\_\_\_ Buyer/Grantee

\_\_\_\_ Other (Please describe): \_\_\_\_\_

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

NAME

RESIDENCE

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

☐ NONE

NAME:

POSITION:

\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_

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

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

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

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

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

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AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

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PRINT NAME & TITLE of AUTHORIZED SIGNER