



Fairhaven Board of Selectmen

July 22, 2014 Meeting Minutes

Present: Chairman Robert Espindola, Vice Chairman Geoffrey Haworth, Clerk Charles Murphy, Executive Secretary Jeffrey Osuch, and Administrative Assistant Anne Kakley

Chairman Robert Espindola called the meeting to order in the Town Hall Banquet Room at 6:30 p.m. The meeting was video-recorded and telecast by the Government Access channel and audio-recorded by Anne Kakley.

MINUTES

- Mr. Haworth motioned to approve the minutes of the **July 7, 2014** meeting, **open** session. Mr. Murphy seconded. Vote was unanimous. (3-0).
- Mr. Haworth motioned to approve the minutes of the **July 7, 2014** meeting, **executive** session. Mr. Espindola seconded. Vote carried with one abstention from Mr. Murphy who was not present for the July 7 executive session. (2-1-0).

EXECUTIVE SECRETARY'S REPORT

In his report, Mr. Osuch updated the Selectmen on the following meetings:

- Wednesday, **July 23** –
 - 9:00 a.m. – Melanson and Heath Conference Call
 - 11:00 a.m. – Roger Goodson – BC/BS
 - 12:00 p.m. – Manager's Meeting at Mattapoisett Library
- Thursday, **July 24** –
 - 9:00 a.m. – 9th grade Sealab students at the wind turbine
- Tuesday, **July 29** –
 - 8:30 a.m. – Retirement Board meeting
 - 10:00 a.m. – MassDOT districts pre-construction Route 6 meeting
- Wednesday, **July 30** –
 - 1:00 to 3:00 p.m. – Town Hall closed
- Thursday, **July 31** –
 - 2:00 p.m. – Oxford School

WOOD SCHOOL CHANGE ORDER #15

Mr. Osuch read a Change Order for the Wood School in the amount of \$25,339.77. Mr. Haworth motioned to approve Change Order #15 in that amount. Mr. Murphy seconded. Vote was unanimous. (3-0).

WOOD SCHOOL REQUISITION #19

Mr. Haworth motioned to approve and sign Wood School Requisition #19 in the amount of \$34,839.77. Mr. Murphy seconded. Vote was unanimous. (3-0).

TOWN HALL CLERICAL VACANCY

Mr. Osuch said that a clerk in the Collector's Office had indicated that she would be leaving Town employment. Her position was posted internally for the Clerical Union. There has been one Clerical Union applicant for the position (Kelly Ferranti). Mr. Haworth motioned to appoint Ms. Ferranti to the position, subject to no one else with more seniority than Ms. Ferranti applying for the position. Mr. Murphy seconded. Vote was unanimous. (3-0). Ms. Ferranti's position in the Assessor's Office will now need to be posted internally.

POLICE AND FIRE ROOF RFP

Mr. Osuch, Mr. Haworth, Bill Roth and the Police and Fire Chiefs interviewed four firms for architectural services for the Fire/Police Headquarters Roof Project. As a result of the interviews, the recommendation of Mr. Osuch and Mr. Haworth was to award the architectural services bid to JMBA + Architects out of New Bedford, MA. Mr. Osuch said that JMBA was local and has worked with the Town before. He said that he hoped that would be able to get the roof designed and out to bid for construction by September so the work could be complete in time for winter.

Mr. Espindola asked if there would be a design alternate for solar panels on the roof. Mr. Haworth said that was still a possibility being considered.

Mr. Haworth motioned to award the bid to JMBA + Architects. Mr. Murphy seconded. Vote was unanimous. (3-0).

ACADEMY BUILDING ROOF

Mr. Osuch said that the Selectmen's Office had mailed specifications for the south-facing roof project for the Academy Building. 11 firms received the specifications and invitation to bid, but only one firm submitted a bid: LePage and Son Roofing. The Historical Commission will review the bid and material options and report back to the Board of Selectmen for consideration in awarding the bid.

NEW YORK LIFE INSURANCE

Mr. Osuch has been approached by Veronica Gomes of New York Life Insurance for consideration in making their life insurance available via payroll deduction to Town Hall

employees. At least ten employees would have to sign onto the insurance before the Town would consider payroll deductions. Mr. Haworth expressed concern about having too many companies offering different plans to employees. He favored offering no more than a couple of life insurance companies/policies. Mr. Haworth motioned to allow Ms. Gomes of New York Life Insurance to come in and meet with Town employees to gauge interest. Mr. Murphy seconded. Vote was unanimous. (3-0).

237 NEW BOSTON ROAD – 61A

The Board reviewed a 61A “Right of First Refusal” for 52+ acres of land at 237 New Boston Road from Joseph and Rita Herring. The Board determined that the Town would have no use for the land and that they would not be interested in the purchase. Mr. Haworth motioned to pass on their option to purchase. Mr. Murphy seconded. Vote was unanimous. (3-0).

ANIMAL SHELTER DONATIONS

Mr. Haworth motioned to accept \$615 in donations to the Animal Shelter Gift Account. Mr. Murphy seconded. Vote was unanimous. (3-0).

TOWN HALL AUDITORIUM GIFT ACCOUNT

The Board reviewed a memo from the Bicentennial Committee. Now that the Bicentennial Committee is no longer active, that committee voted to transfer any remaining funds from their account to a Town Hall Auditorium Gift Account, which they requested the Board of Selectmen establish. Mr. Haworth motioned to establish a Town Hall Auditorium Gift Account. Mr. Murphy seconded. Vote was unanimous. (3-0).

NSTAR GAS PERMIT

Mr. Haworth motioned to approve an NSTAR gas permit for 32 Welcome Street, previously approved by the Board of Public Works. Mr. Murphy seconded. Vote was unanimous. (3-0).

HANDICAP PARKING

21 Morgan Street – The Board reviewed a request for a designated handicap parking space on the street across from 21 Morgan Street. The Police safety officer reviewed the request and did not have a problem with the approval. Mr. Murphy noted that any approved handicap parking space is not reserved parking and can be used by anyone with a placard. Mr. Haworth said that he would like the Board to consider a limitation on how many handicap spaces are designated on streets in Town. Mr. Haworth motioned to approve the handicap parking space across from 21 Morgan Street. Mr. Murphy seconded. Vote was unanimous. (3-0).

23 Howland Road – The Board also reviewed a request from the resident of 23 Howland Road for a handicap parking space. Mr. Haworth motioned to approve the handicap designated parking for 23 Howland Road, which was previously “okayed” by the Police Department safety officer. Mr. Murphy seconded. Vote was unanimous. (3-0).

TOWN HALL SIDEWALK LIGHTING

At 7:00 p.m., the Board met with Nils Isaksen and Al Benac to hear a proposal regarding street lamps along the Town Hall. Mr. Isaksen presented a proposal that would place four street lamps around the Town Hall – two on Center Street, one on the William Street side and one on the Walnut Street side. The lamps would look historic, but would contain an LED bulb that only throws light downward. The proposal coincides with a Community Preservation Committee project to reconstruct brick sidewalks along the Town Hall. The CPC project was approved by May 3, 2014 Town Meeting.

Mr. Isaksen said that the post would be about seven feet and the total height would be 13 feet. Mr. Benac said that if the Town could not place the lamps right now, it could consider at least placing the conduit for future work while the sidewalk is constructed.

Mr. Osuch said that he would need to know what the starting point was for the proposed conduit. Mr. Haworth said that he would like the architect on the project to weigh in on the requirements and feasibility before they considered laying the conduit. The Board took the matter under advisement and will speak to the architect about the matter.

SESQUICENTENNIAL PROCLAMATION

At 7:10 p.m., the Board held an appointment with Town Art Curator and Archivist Al Benac. Mr. Benac requested the appointment to present to the Town a framed sesquicentennial proclamation, issued by the Town of Fairhaven Select Board in 1962, and recently found in the archives in the Town of Hardwick, MA. Mr. Benac said that he was unable to find an original, so this sesquicentennial proclamation is valuable in the Town as the only known remaining copy of that document. He salvaged an antique frame from Rogers School and mounted the proclamation therein.

Mr. Benac also informed the Board that a claw-foot table, left in poor condition in storage, had been restored and was now on display in the Town Hall mezzanine. The Joshua Slocum “Spray” model is now displayed on the newly restored table. Mr. Benac said that, although Town Meeting did not vote to appropriate the CPC funds for the table, a Town resident, David Hughes, stepped forward to fund the table’s restoration. The Board asked Ms. Kakley to send a thank you card to Mr. Hughes for his generous gesture.

ROGER-OXFORD RFP VS. AUCTION

At 7:15 p.m., the Board met with Tom Alden and Nils Isaksen of the Rogers-Oxford Study Committee to discuss the future of the two surplus buildings.

Mr. Alden and Mr. Isaksen said that it was the will of the Rogers-Oxford Study Committee to dispose of the buildings via an RFP (Request for Proposals), as the Committee would like the Town to retain some control in selecting a buyer through an RFP grading system.

Mr. Isaksen and Mr. Alden presented a petition signed by almost 200 people requesting the RFP process. See Attachment A. They also submitted to the Board a sample RFP, as drafted by the Rogers-Oxford Study Committee. See Attachment B.

DEAF CHILD SIGN

The Board reviewed a request for a “Deaf Child” sign to be placed in front of 3 Wayne Street. The sign will caution drivers to go slowly and watch for children that may not be able to hear their vehicles. The safety officer approved the request, with a caveat that children should not be playing in the street. Mr. Haworth motioned to approve the “Deaf Child” sign for 3 Wayne Street. Mr. Murphy seconded. Vote was unanimous. (3-0).

OUR LADY OF ANGELS FEAST

The Board reviewed an application for a three-day, all-alcohol license for the Our Lady of Angels feast, to take place on Saturday, August 30 (5:00 p.m. to midnight), Sunday, August 31 (noon to midnight), and Monday, September 1 (noon to 10:00 p.m.). Mr. Haworth motioned to approve the license as requested for those dates and times. Mr. Murphy seconded. Vote was unanimous. (3-0).

JIM MUSE – RECOMMENDATIONS

At 7:30 p.m., the Board met with Jim Muse, consultant for Elements Management, on his recommendations for the disposal of the Rogers School and the Oxford School.

Mr. Muse gave a brief overview of the work he performed to produce his report for the Town. See Attachment C for the report. Mr. Muse said that he looked at the properties objectively, seeing them as any other Town asset. He said that it would appear that there are no municipal uses for the properties. He said that the goal would be to have a new user come in, purchase the property and produce some tax revenue.

Mr. Muse said that he was not advocating one way or another, but the maximum risk would be an auction. Moreover, a developer would not have a lot of incentive to come in and raze the buildings for house lots, as the cost of asbestos remediation and demolition would make any profit margin too small for most developers. He said that the RFP would require a couple extra months to prepare but that there were professionals in the area with experience putting together this kind of RFP. He said that the Town would have to identify what was available for RFP and possibly identify specific uses preferred at the properties.

Mr. Haworth said that his concern was that the winter was coming up and the buildings were still vacant.

Mr. Muse said that the Town would have to determine if the School department or the Town was selling the properties, and if the paper streets were included in the RFP. Mr. Haworth said that the Town could consider a split RFP as well, with the Rogers School possibly being disposed via RFP and the Oxford School being disposed via a commercial auction.

Mr. Muse said that the buildings would be an “enormous financial responsibility” to maintain.

Mr. Espindola said that he had not yet heard from a single Town resident that favored an auction. He said that the Town would “owe it to Henry Huttleston Rogers” to dispose of the Rogers School via an RFP. A Town Meeting vote will likely be needed for the buildings’ disposal. Mr. Espindola said that he would entertain a motion to commit to an RFP.

Discussion ensued on the issue of procurement. John Roderiques was recognized by the Chairman. He stated that he did not think the Board could go forward with an RFP commitment until procurement issues could be resolved.

Mr. Haworth said that he would favor having Town Counsel look at the buildings, the lots and paper streets, to get an idea of exactly what they would be including in an RFP.

Amy DeSalvatore was recognized by the Chairman. She asked the Board to make the Muse report available online for Town residents. Ms. Kakley will post the document to the Town website.

Doug Brady was recognized by the Chairman. Mr. Brady said he did not understand why the Town was looking to sell the buildings instead of use them.

Wayne Holland was recognized by the Chairman. Mr. Holland agreed with Mr. Brady and thought that they should try to find municipal use for Rogers School.

Mr. Haworth motioned to authorize the use of Town Counsel for the Rogers-Oxford RFP, not to exceed \$3,000. Mr. Murphy seconded. Vote was unanimous. (3-0).

TAYLOR SEAFOOD

At 8:14 p.m., the Board met with Rod Taylor to discuss a three-year extension of his existing aquaculture contract with the Town. Mr. Taylor requested the Board enter Executive Session to discuss his contract extension and proposed Memorandum of Understanding.

Robert Hobson was recognized by the Chairman. He said he did not think the Board should enter Executive Session for the contract extension, and that, as a commercial fisherman and West Island tax payer, he wanted to see the proposed MOU. The Board said that until it is signed, the MOU is confidential. Mr. Haworth said that he would not vote that evening to approve the MOU and contract until he could discuss the matter in Executive Session.

Frank Coelho was recognized by the Chairman. He expressed frustration over the fact that the Board has negotiated the contract in Executive Session and not Open Session. Mr. Taylor said that he has always discussed his contract in Executive Session. Mr. Murphy said that no agreements have been made yet and that they were working on an MOU that would make sure Mr. Taylor cleaned up his building.

Peter Ricard was recognized by the Chairman. Mr. Ricard asked if the MOU referenced or included a hatchery. Mr. Espindola said no, the MOU did not reference a hatchery.

The Board will revisit the MOU and contract in Open Session for final consideration at their meeting on August 4.

POLICE STAFFING

At 7:40 p.m., the Board met with Police Chief Michael Myers to discuss staffing. With officers retiring and some officers going to other municipalities, Chief Myers said that the department needed a Sergeant promotion and four patrolmen. Specifically, Chief Myers said that he was trying to achieve standards for accreditation of the Police Department. To meet that goal, he said that he needed to have an additional Sergeant.

Mr. Haworth said that budgeting is a concern and that the Police Department has repeatedly lost new Police Academy graduates to other Towns for more pay. When officers leave and when the department is understaffed, the overtime account suffers, he said.

Mr. Osuch asked Chief Myers if he would then be reducing the budgeted overtime. Chief Myers said yes.

Mr. Haworth motioned to approve Chief Myers request to obtain a civil service listing to promote one officer to Sergeant and hire four patrolmen. Mr. Murphy seconded. Vote was unanimous. (3-0).

KATIE BRIENZO MEMORIAL WALK

At 8:46 p.m., Mr. Murphy recused himself.

The Board read a letter from Ashlee Lentini, requesting permission to hold the third annual Katie Brienzo Memorial Walk to benefit M.O.L.I.F.E. on Saturday, September 13, 2014. Mr. Haworth motioned to approve the walk. Mr. Espindola seconded. Vote carried with one abstention from Mr. Murphy, (2-1-0).

Mr. Murphy rejoined the meeting at 8:50 p.m.

CAPITAL PLANNING COMMITTEE

Mr. Haworth motioned to appoint Robert Baldwin and Jeffrey Osuch to the Capital Planning Committee. Mr. Murphy seconded. Vote was unanimous. (3-0). Mr. Haworth said that there was still a need for voting members for the Capital Planning Committee. Mr. Murphy recommended Bill Roth for the open space designee on the Capital Planning Committee. Mr. Haworth motioned to appoint Bill Roth to the Capital Planning Committee. Mr. Murphy seconded. Vote was unanimous. (3-0).

LOCAL EMERGENCY PLANNING COMMITTEE

Mr. Haworth motioned to appoint Police Chief Michael Myers, Fire Chief Timothy Francis, BPW Chairman Brian Wotton and Superintendent Robert Baldwin to the Local Emergency Planning Committee. Mr. Murphy seconded. Vote was unanimous. (3-0).

CYSTIC FIBROSIS WALK-A-THON

The Board reviewed a letter from Philomena Santos-Higgins requesting permission to hold the first Cystic Fibrosis Walk-A-Thon on Sunday, May 17, 2015 to start at Fort Phoenix and go along the Bike Path. Mr. Haworth motioned to approve the event. Mr. Murphy seconded. Vote was unanimous. (3-0).

CELL PHONE POLICY

Mr. Osuch presented a Commonwealth of Massachusetts Cell Phone Use Policy for municipal employees to the Board. (See Attachment D).

Mr. Osuch said that he thought the policy was a good way to remind Town employees that their Town cell phones are not for extensive personal use.

Mr. Haworth said that he liked the policy and would like to see it adapted to a Fairhaven policy with individual users "signing off" on receiving it. Mr. Murphy agreed. Mr. Haworth motioned to create a Fairhaven cell phone use policy based on the Commonwealth policy in Attachment D. Mr. Murphy seconded. Vote was unanimous. (3-0).

WEBSITE CONFERENCE

The Board reviewed a request from Administrative Assistant/Web Administrator Anne Kakley to attend a conference in Worcester on September 24 related to professional development for web administrators. The cost of the conference will be \$199. The Board was supportive of the expenditure to bring new knowledge to the administration of the Town website. Mr. Haworth motioned to approve sending Ms. Kakley to the conference. Mr. Murphy seconded. Vote was unanimous. (3-0).

ROGERS SCHOOL PORTRAIT AND DEED

The Board reviewed a letter from Art Curator/Archivist Al Benac requesting the Selectmen's assistance in obtaining a Rogers portrait and deed from the School Department. The portrait and deed were left with the School Department for the sake of Rogers School students to help with their transition into the Wood School family. Mr. Benac said that it had been resolved that the School would hold onto the deed and portrait for a year. It had been unclear, however, whether the deed and portrait would be returned to the Town at the end of the school year or the end of the calendar year. The Board decided to wait to hear from the School Department on the matter before taking any action. The issue was taken under advisement.

COMMITTEE NAME CHANGE

The Board read a memo from Ted Lorentzen, Chairman of the Boat Ramps and Recreational Properties and Shellfish Advisory Committee. In the interest of creating a shorter committee name, Mr. Lorentzen said that the Committee would like to change their name to the Marine Resources Committee. The Board was supportive to the change. Mr. Haworth motioned to change their name to the Marine Resources Committee. Mr. Murphy seconded. Vote was unanimous. (3-0).

OTHER BUSINESS

In Other Business:

- Mr. Murphy thanked everyone for their kindness and well-wishes after the birth of his granddaughter, Alanah

At 9:15 p.m., Mr. Haworth motioned to enter Executive Session, pursuant to M.G.L. Ch 30A § 21:

- To discuss strategy with respect to real estate 211 Mill Road – 61A
- To discuss request relative to Fire Union contract language
- To discuss request relative to Fire Department – sick time
- To discuss strategy with respect to contract – Taylor Seafood
- To discuss strategy with respect to health insurance judgment – settlement

Mr. Murphy seconded the motion to enter Executive Session for the aforementioned reasons, not to reconvene into open session afterward. Vote was unanimous. (3-0). Roll call vote: Mr. Espindola in favor. Mr. Haworth in favor. Mr. Murphy in favor.

Respectfully,

Anne Kakley

Administrative Assistant
Board of Selectmen
(Minutes approved 8/04/2014)

Attachment A

We, the undersigned, are in favor of the Request For Proposal (RFP) option for the former Rogers School and Oxford School buildings. We believe it offers the best opportunity to preserve the character of the town, and meet the needs of the neighborhoods. We are opposed to the auction of the former Rogers and Oxford School buildings as we believe the auction would not provide for either of these concerns.

NAME	ADDRESS
Rachel Ratajack	104 Scouticut Nh. Rd. Falm.
Larry M. D.	30 PINE GROVE DR Falm
Kristine Austin	87 Cedar St. Fairhaven
Leonard Stewart	35 Hemlet Fairhaven
Cheryl Almeida	5 Abbey St. Fairhaven, MA
Camille R Plaud	25 CHARITY STEVENS LN FAIRHAVEN MA.
Doreen O'Brien	24 Evergreen Dr Fairhaven
Nancy Pedersen	62 Church St Fairhaven, MA
John J. Peters	34 Phoenix St, Fairhaven, MA
Eric Lally	8 Manor Dr Fairhaven
Adam Lima	11 Manor Dr Fairhaven
Max Brindor	421 Hattleston FAIRHAVEN
John J. D.	6 PAGE ST FAIRHAVEN
Karl G. D.	6 Page St. Fairhaven
Kevin Saward	124 Pleasant Fairhaven
Sean Flanagan	113 Pleasant St. Fairhaven
Thomas M. D.	10 WILBURN POINT DR. FAIRHAVEN, MA
John M. D.	150 Chestnut St Fairhaven, MA
Heather Carreira	24 Summer St. Fairhaven, MA
John D. D.	24 Summer St. Fairhaven, MA

July 18, 2014

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NAME	ADDRESS
Katherine Benzoni	340 MAIN ST APT 415
Cheryl DeMello	6 Greenough Dr. Mattapoisett
Joshua Sweeten	466 Scottcut Neck Rd, Fairhaven
Martin Henriques	22 Taber St Fairhaven
Kerry Whitaker	12 Atlas St Fairhaven
Sally Burricano	315 Main St Fairhaven Ma
Yan Guitierrez	135 Spring Fairhaven Ma
Jane McHeggy	26 Birch Dr. Fairhaven
Don Fugate	15 Tennessee Fairhaven
Agnes W. Marti	38 HOLLISTONE AVE FAIRHAVEN
Lucrecia Souza	826 Holliston Ave. Fairhaven.
Jennifer Rodriguez	15 Oliver St FHVN.
Ashley Keefe	12 Orchard St Fairhaven
Maureen Weiss	33 River Rd FHVN
Nancy White	99 Pleasant View
Scott Curant	18 BAYVIEW AVE. FHVN
Emerald Durant	18 BAYVIEW AVE. FHVN
Karen J. Leaker	40 Summer St FHVN
Nils Leaker	40 Summer St FHVN
Albert Rance	44 Summer St Fairhaven

July 18, 2014

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NAME

ADDRESS

LOIS H. TUCKER

14 GREEN ST.

Donald F. Tucker

14 GREEN ST

Michael Maguire

4 Sunset Lane

Mikael Lebeau

25 Hittleston Ave

Chansu Sun

47 Cedar St.

Catherine M O'Leary

38 Cedar St.

Patricia M. Harlow

9 BROOKVIEW ST

Cynthia Reddy

34 Summer ST.

Joan Reddy

34 SUMMER ST

July 20, 2014

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NAME	ADDRESS
Lisa Deul	49 Walnut St., Fairhaven, MA
Jeremiah Tyler	52 William St, Fairhaven, MA
Kathleen Tyler	52 William St, Fairhaven, MA
Lozi Richard	441 Main St., Fairhaven, MA
Michael Kelly	61 Cedar St., Fairhaven, MA
Michelle Kelly	61 Cedar St Fairhaven, MA
James Kelly	69 Cedar St Fairhaven, MA
James J. Kelly	69 Cedar St. Fairhaven, MA
Colleen	69 Cedar St. Fairhaven, MA
Sarah W. Tyler	68 Laurel St Fairhaven, MA
Walter W. Tyler	68 Laurel St Fairhaven, MA
Edmund R. Tyler	119 William St.
Ann Cole	48 William St
AMANDA DUNDIN	119 Laurel Street, Fairhaven, MA.
Brad	119 LAUREL ST FAIRHAVEN

July 18, 2014

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NAME

ADDRESS

Deeley Benjamin Ferns	11 Alexander Lane, Fairhaven, Ma
Lisa Tomjewicz	21 Alpine Ave Fairhaven Ma 02719
Beta Herring	231 New Boston Rd. Fairhaven Ma. 02719
Paul Lorusso	289 Scoutmist Neck Rd. Fairhaven Ma. 02719
May Moy	105 Essex St. Fairhaven
Betsy Weston	66 Fort St, Fairhaven 02715
Carol Schauder	24 Brae Rd Fairhaven, Ma 02719
Ernie Merhand	6 Mark St. " 02719
John [unclear]	289 Main St Fairhaven, MA
W [unclear]	5 JADE EAST FAIRHAVEN
Amij K [unclear]	393 Main St Fairhaven Ma 02719
Michael [unclear]	393 Main St Fairhaven MA 02719
Debra [unclear]	156 Cherry St Fairh
Jean Davis	27 Englewood St FHVN MA 02719
Edmund T Folger	173 Adams St. FHVN MA. 02719
Anchea Davis	476 MAIN ST FHVN MA 02719
Kells Rivers	67 Mill Rd FHVN MA 02719
Jennifer Lobo	21 Garrison St FHVN MA 02719
Sandra Sousa	19 Garrison St FHVN MA 02719
Lynne Baker	22 Garrison St FHVN MA 02719

July 18, 2014

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NAME	ADDRESS
MICHAEL J. BOUVIER	67 Church St FHMV
Ardene Bouvier	67 Church St
Melvin Westgate	66 Church St FHMV
Judith Westgate	66 Church St FHMV
Eileen M. Cyr	1 Friendly St FHMV
Alfred W. Cyr	1 Friendly St. FHMV
Mary Olsen	135 Pleasant St. FHMV
Martin Olsen	135 Pleasant St. FHMV
Carol A. Boyce	6 Brook Rd. Fairhaven
James W. Hayes	7 Sunset Beach Rd / FHMV
Ann Marie Burt	140 Washington St. Fairhaven, Ma.
Lee J. Baumgartner	97 Pleasant St Fairhaven Ma
Debra Brook	97 Pleasant St Fairhaven
Robert A. Rose	6 Sunset Lane Fairhaven
Edward Rose	6 Sunset Ln. FHMV
Diya P. Alves	9 Sunset Ln. Fairhaven
Edgar Alves	9 sunset ln Fairhaven
Theodore Lozantzer	49 Union St, Fairhaven
Christine M. Magalhaes	4 Sunset Lane Fairhaven
Mary Ellen Rockwood	135 Green St Fairhaven, MA

June 26, 2014

We, the undersigned, are in favor of the Request For Proposal (RFP) option for the former Rogers School and Oxford School buildings. We believe it offers the best opportunity to preserve the character of the town, and meet the needs of the neighborhoods. We are opposed to the auction of the former Rogers and Oxford School buildings as we believe the auction would not provide for either of these concerns.

NAME ADDRESS
Sara Elliott 36 Washington St, Fairhaven

ANN Lacasse-Elliott 39 Union St Fairhaven

Pauline A. Lacasse 7 Sunset Lane, Fairhaven

Katherine A. DeCunzio 52 Ocean Ave Fairhaven, MA 02719

Wilton Galt 36 Washington St. Fairhaven 02719

Stephan Villa 275 MAIN ST. FAIRHAVEN 02719

NB →

Kate Brown 49 NORTH B. 02740

Carl Dadeau 34 Seaview Ave Fairhaven, MA 02719

Joseph Riley 90 Seaview Ave Fairhaven, MA 02719

Mike Law 33 CAPEVIEW MA 02719

Michelle 52 Ocean Ave Fairhaven 02719

June M Rand 55 Chestnut St. Fairhaven, 02719

Lynn M Conner 8 Vincent Street Fairhaven MA 02719

Nancy Moxley 8 Vincent Street Fairhaven

James Conahan 47 Ocean Ave FAHV MA 02719

Barry Belloc SR 51 Seaview Ave FAHV

Catherine Burton 48 Seaview Ave FAHV

Edward Laurent 48 SEAVIEW AVE. FAHV

Cindy Martin 51 Seaview Ave FAHV

Raissa Brachard 51 Ocean Ave FAHV

51 Ocean Ave FAHV

Alan Vog 149 PLEASANT ST FAIR.

CP

July 18, 2014

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NAME

ADDRESS

Sarah Spangler 3 Redwood Drive, Fairhaven

Jamie O'Driscoll 3 Redwood Drive, Fairhaven

Donna Brun 21 Gilbert St. Fairhaven, Ma.

Cheryl Souza 69 Jerusalem Rd. Fairhaven, MA

Amanda Sampson 16 Maple Ave Fairhaven MA

Frank J. Rezendes 4 GREEN ST, FAHV.

Jeanne W Tucker 45 Sumner St Fair

Catherine Tuck 30 Lakota, Fair

Claudia Tucker 45 Sumner St FAH.

July 18, 2014

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NAME	ADDRESS
Jonda Marchand	16 Bayview Ave Fairhaven
Sheila C. Dolan	77 Chestnut St Fairhaven
Jean G. Ize	606 Ocean Meadows Fairhaven
Mark C. Blyss	11 Brae Rd. Fairhaven
Margaret Foley	28 Veranda Ave. Fairhaven
Charles F. Foley	28 Veranda Ave Fhm,
Heather Pereira	20 Sams St Fairhaven MA
K Wildman	54 Hacker St Fairhaven
Johanna Bok	52 Thompson S-b FH VIV
Mary Elizabeth Bucher	82 Washington St Fairhaven MA
Christian Bouche	82 Washington St Fairhaven MA
Michael Whitaker	12 Atlas St Fairhaven MA
Don Correia	3 Bay St Fairhaven MA
Tommy Cavin	46 Bridge St. Fairhaven MA
Ginette Desrosiers	6 Lincolnton St. Fairhaven
Bernard Desrosiers	6 Lunda Ave Fairhaven
David Abrantes	15 Jameson St Fairhaven MA
Sharon Murphy	57 Grove St Fairhaven MA
Gene Lynch	15 Maple Ave
Mark Gou	60 Oakleaf St. Fhm.

July 16 2014

We, the undersigned, are in favor of the Request For Proposal (RFP) option for the former Rogers School and Oxford School buildings. We believe it offers the best opportunity to preserve the character of the town, and meet the needs of the neighborhoods. We are opposed to the auction of the former Rogers and Oxford School buildings as we believe the auction would not provide for either of these concerns.

NAME	ADDRESS
Donna DeBalsi	10 Tanner Lane, Falmouth, Mass.
Adam Katz	7 Studley St. Falmouth, MA
Robert Pickup	38 Elm Ave Falmouth Ma.
Christine Peirce	151 Washington St Falmouth Apt 101
Wade Phillips	171 Scotticut Neck Road
Bert Jay Munk	95 Church St Falmouth
Jennifer Freitas	11 Morgan St.
Dorreen Messier	380 main St
Caroline Moran	419 Hutton Ave
Sherry Amarel-Lopez	93 Pleasant St. Falmouth, Me 02719
Mary-C. Lyette	21 Fort St. Falmouth, Me 02719
Bradford Dias	2 Hemlock St Falmouth, Me 02719
Ray Luenda	28 ADAMS STREET
Joe Roca	6 Teal Circle St.
Janna M. Welch	73 Raymond St. Fairhaven
Charlene Bassett	9 Drupp St. Fairhaven
Cyndal Correia	3 Upton St. Falmouth
Cyndy O'Rourke	25 Fort St Fairhaven
Jan L. White	421 Hutton Ave Fairhaven MA 02719
Robert Britto	2 Blossom St. Fair. Mass 02719

July 14, 2014

We, the undersigned, are in favor of the Request For Proposal (RFP) option for the former Rogers School and Oxford School buildings. We believe it offers the best opportunity to preserve the character of the town, and meet the needs of the neighborhoods. We are opposed to the auction of the former Rogers and Oxford School buildings as we believe the auction would not provide for either of these concerns.

NAME	ADDRESS
Dana Messers	3 LAUREL ST Fairhaven
Mark Q	150 Chestnut Street Fairhaven
John A. ...	68 HOWLAND RD FAIRHAVEN MA.
William Hancock	47 Union St, Fairhaven
John Louza	156 Main St. Fhvn.
Ruth Lombardo	1 Wood St Fhvn.
Joan Gargano	1 Autumn St. Fhvn.
Barbara Machado	40 Middle Fhvn
Lillian Habedank	62 Cottage Fhvn.
Vergino S. ...	125 Howland Rd V
Tara J. Roy	78 Chestnut St Fhvn
Kipley Hart-Bonville	33 Atlas St. Fhvn
David A. Roy	78 Chestnut St Fairhaven
Paul ...	80 Chestnut St Fhvn
Brock Lester	16 South St Fhvn
...	25 Lafayette St Fairhaven, MA
...	47 Union St. Fairhaven, MA
Duane Oliveira	13 Homestead Ave Fairhaven
Wick & Paquette	74 Bridge St. Fairhaven
Ann E. ...	14 John St. Fairhaven
Sam L Alden	46 Gilbert St.

July 16 2014

We, the undersigned, are in favor of the Request For Proposal (RFP) option for the former Rogers School and Oxford School buildings. We believe it offers the best opportunity to preserve the character of the town, and meet the needs of the neighborhoods. We are opposed to the auction of the former Rogers and Oxford School buildings as we believe the auction would not provide for either of these concerns.

NAME	ADDRESS
Karin Villard	34 Hatteston Ave. Fairhaven, MA 02719
Theodore Brentzen	49 Union St Fairhaven
Pedro Gomez	117 Pleasant St South wick, Ma
John W. Sullivan	79 Laurel St Fairhaven MA
Gerry W. W.	79 Laurel St Fairhaven MA
Angela G Wood	81 Laurel St. Fairhaven MA
Alice Craig	80 Laurel St. - - -
Donald (Don)	80 Laurel Fairhaven
MARK MARCHIANO	76 Laurel St. Fairhaven, MA
Steve M. McLean	83 Laurel St Fairhaven MA
Carla M. O'Reilly	14 Maple Ave. Fairhaven, MA 02719
John W. W.	70 Fort St Fairhaven
Diana W.	91 Fairfield St Fairhaven
Michelle J. J.	29 Abbot St. Fairhaven
John W.	24 Harvard St Fairhaven, MA 02719
Steven Mary	35 HIGHLAND FAIRHAVEN MA
Frank Z. Z.	26 Evergreen St John 114702719
Susan S.	10 Lafayette St. Fairhaven MA
Steve C.	14 W. W. Place Fairhaven

July 22 2004

(20)

We, the undersigned, are in favor of the Request For Proposal (RFP) option for the former Rogers School and Oxford School buildings. We believe it offers the best opportunity to preserve the character of the town, and meet the needs of the neighborhoods. We are opposed to the auction of the former Rogers and Oxford School buildings as we believe the auction would not provide for either of these concerns.

NAME

ADDRESS

Kona Chalk 28 Judson Drive Fairhaven Ma 02719

Barbara Belanger 29 Perry St Fairhaven, Ma 02719

Julie Saksen Tavares 70 Fort St Fairhaven Ma 02719

Sam Cunningham 125 Laurel St Fairhaven

Edward M Macedo 146 Main St Fairhaven, MA 02719

Blaise Britts 2 Blossom St. Fairhaven, MA 02719

Henry Knutson 55 CASTLE AVE FAIRHAVEN, MA 02719

Patty L Ford 33 Union St Fairhaven

Dorothy Tomascik 22 Cottage St. Fairhaven

Lynne S. Charbonneau 46 Boston Hill Rd Fairhaven, Ma

Dagne Elich 61 Cottage St FAIRHAVEN 02719

Adam Elich 61 Cottage St "

William Rebello 24 Atlas St Fairhaven

Pat Rebello 24 Atlas St. Fairhaven

Naren Tsakou 14 Fort St. Fairhaven

Dorothy Wilson 64 GREEN ST. FAIRHAVEN

Gary Rodrigues 69 Cottage St Fairhaven

John P Ryan 19 LAUREL ST FAIRHAVEN 02719

Maureen Roman 44 Green St Fairhaven 02719

Kelley Woodcock 3 Reynolds Dr Fairhaven 02719

July 22 2014

We, the undersigned, are in favor of the Request For Proposal (RFP) option for the former Rogers School and Oxford School buildings. We believe it offers the best opportunity to preserve the character of the town, and meet the needs of the neighborhoods. We are opposed to the auction of the former Rogers and Oxford School buildings as we believe the auction would not provide for either of these concerns.

NAME

ADDRESS

David Barclay	9 FRIENDLY ST FAIRHAVEN, MA
Elyahua a Barclay	9 Friendly ST Fairhaven MA
Constance Barclay	85 Friendly St. Fairhaven, MA
Michelle M. Greenway	11 Sebec St., Fairhaven, MA.
Marcia J. Cyr	35 Hattleston Ave. Fairhaven, MA
Jean Cyr	91 Pleasant St., Fairhaven, MA.
Ronda Chevalier	31 Phoenix St. Fairhaven MA
David Chevalier	31 PHOENIX ST, FAIRHAVEN MA
Mark Forte	79 Chestnut St Fairhaven MA
mag Barclay	49 Castle Ave, Fairhaven, MA
Sara Mills	24 Brown St Fairhaven MA
Shane Mills	24 Brown St Fairhaven MA
Jane L. Adkins	3 MANOR DR, FAIRHAVEN MA
Nancy E. Minkley	7 Middle St Fairhaven MA
Bob Zook	50 Cedar St. Fairhaven, MA.
James Hunt	70 Fort St.
Richard T. Hunt	58 Green St Fairhaven, MA
Barbara Hunt	58 Green St Fairhaven MA.
Deborah Schmitt	22 Perry St Fairhaven, MA

Attachment B

Town of Fairhaven
Chief Procurement Officer
Mr. Jeffrey Osuch
40 Center Street
Fairhaven, MA 02719
508-979-4023 Ext. 104
Fax: 508-979-4079
E-Mail: josuch@fairhaven-ma.gov



Request for Proposal
Sale and Development of
Former Rogers Elementary School
100 Pleasant St.
Fairhaven, MA 02719

RFP Available:	To be determined by Town appointed Official
Property Open House:	To be determined by Town appointed Official
Question Period Ends:	To be determined by Town appointed Official
Proposals Due:	To be determined by Town appointed Official

REQUEST FOR PROPOSALS
FOR SALE AND DEVELOPMENT OF
FORMER ROGERS ELEMENTARY SCHOOL

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Note: Failure to submit the required documents with your proposal response package may cause disqualification of your company.

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

SECTION I. NEWSPAPER ADVERTISEMENT

Date: **Date assigned at time of submission to newspaper advertisement.**

To: Boston Globe
Providence Journal
Standard - Times
New England Real Estate Journal
Boston Business Journal

From: Mr. Jeffrey Osuch, Chief Procurement Officer

Please run this ad as small as possible on Wednesday, **date to be determined by Town of Fairhaven assigned official, 2014** and again on Wednesday **date to be determined by Town of Fairhaven assigned official, 2014**.

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

The Town of Fairhaven solicits proposals for the sale and development of the former Rogers Elementary School that sits on a 1.65-acre site improved with approximately 48,305 SF of space in the former educational facility. The property is located at 100 Pleasant Street, in the midst of a comfortable residential district that makes up the historical center of the Town. The Town seeks to designate a developer subject to the Terms and Conditions contained in its Request For Proposal (RFP). The RFP will be available at the Fairhaven Town Hall, Board of Selectmen's Office, and 40 Center Street, Fairhaven MA on **date to be determined by Town of Fairhaven assigned official**. Two Open house dates are currently scheduled for **date to be determined by Town of Fairhaven assigned official, 2014** at 10AM and **date to be determined by Town of Fairhaven assigned official, 2014** at 2PM for property review. The Town reserves the right to reject any and all proposals or to accept that proposal which is deemed in the best interest of the Town of Fairhaven, MA.

Mr. Jeffrey Osuch, Chief Procurement Officer

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

Advertise in the Central Register for 30 days, beginning **date to be determined by Town of Fairhaven assigned official.**

INSERT AREIAL PICTURE OF FORMER ROGERS SCHOOL SITE, WHICH WILL BE ADVERTISED IN THE CENTRAL REGISTER FOR THE 30 DAYS STATED ABOVE.

SECTION II. INTRODUCTION

The Town of Fairhaven would like to offer this Request For Proposal (RFP) for the sale of the historic former Rogers Elementary School, herein referred to as "the Property."

The property has been declared surplus due to the construction of a new elementary school in 2013. The property is located at 100 Pleasant Street in the downtown area of the Town of Fairhaven, Massachusetts.

The original main building of the Property is a fine example of Victorian Architecture with a central bell tower, ornate brick detailing, sandstone sills and granite base. The town benefactor Henry Huttleston Rogers built the main building in 1885. This was the first of several buildings he had built that define the nature and quality of Town of Fairhaven's downtown. The property is recognized as a significant building within the town and is certainly an important historic resource for Fairhaven. A one-story addition was constructed to the south of the original main building in 1957. Later on, several modular classrooms were added.

The Town of Fairhaven invites proposals detailing the purchase, rehabilitation and reuse of this property by proposers. The Town seeks proposals that will complement and enhance the surrounding residential neighborhood. The Town reserves the right to reject any and all proposals or to accept that proposal which is deemed in the best interest of the Town of Fairhaven. Any proposal that results in the demolition of the main 1884 building will not be accepted.

SECTION III. SITE LOCATION AND DESCRIPTION

The Property is located in the historic center of downtown. Encompassing an area of 50,000 square feet, it is situated in a neighborhood of single-family homes as well as another historic building across the street. The property has been an integral part of the lives of a large portion of Fairhaven residents, many who went to school there.

Easy access to and from the Property is available via Route 6, which connects the local towns. Also Route 195 east and west is easily accessible and just a short distance from the Property.

There are three components of the property. The main original building, built in 1885 consists of three floors. Located in the basement are the boiler room, bathroom facilities and several small areas. On the first floor and second floors are four classrooms. The third floor consists of a large assembly space and an apartment that was once used many years ago by the school custodian. The area on the west side is unfinished and has been used for light storage. A bell tower is located at the front side of the school. The one story addition, added on in 1957,

includes a gymnasium, small kitchen area, office space, bathrooms and four classrooms. In the rear of this section are located three modular classrooms, slated for demolition by the town.

Situated on Buzzards Bay, Fairhaven is a town of 16,000 residents. The Property is located 3/10ths of a mile from a working shipyard. Also located a short distance from the Property is a large marina. The town shares a working harbor with the City of New Bedford and is approximately 60 miles southeast of Boston, 43 miles east of Providence, 42 miles west of Plymouth, 26 miles west of the Bourne Bridge and 37 miles west of the Sagamore Bridge. Both bridges take you over the Cape Cod Canal and lead you to Cape Cod.

SECTION IV. DEVELOPMENT OBJECTIVES

- Due to the fact that the property location is in a residential neighborhood, the use of the property is limited to residential zoning bylaws.
- The Committee and Town of Fairhaven would like to see the former Rogers Elementary School Property redeveloped to maximize the Town's historic potential for now and for the Town's future.

SECTION V. REGULATORY REQUIREMENTS

Land uses at the Property are subject to the provisions of the Town of Fairhaven residential zoning ordinance.

- The lot, labeled as Lot # 9, is zoned residential.

SECTION VI. DEVELOPMENT PARAMETERS

- No demolition of the 1885 building will be permitted.
- The exterior of the buildings integrity should be restored and maintained to the greatest extent possible.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the Property will be preserved.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be compatible with the historic materials, features,

size, scale and proportion, and massing to protect the integrity of the property and its environment.

- Uses of the building must conform to the residential setting.
- The purchasers/developers to use the property only for its "intended use" with the requirement enforced by a deed covenant that lasts in perpetuity.
- The site will have deed restrictions prohibiting such uses as inappropriate.
- Provisionary note for renovation to start within 12 months and be complete within 30 months.

SECTION VII. REQUEST FOR PROPOSAL (RFP) SUBMISSION REQUIREMENTS

OVERVIEW

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

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

FROM: Name and address of proposer(s)

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

DUE: Date to be determined by Town of Fairhaven appointed official.

No submittals will be accepted after said date and time.

THE TOWN MAY CANCEL THIS RFP, OR REJECT IN WHOLE OR PART ANY AND ALL PROPOSALS, IF THE TOWN DETERMINES THAT CANCELLATION OR REJECTION SERVES THE BEST INTEREST OF THE TOWN.

2. All proposals must contain the following:

- A. Cover Page
- B. Table of Contents
- C. Description of Development Team
- D. Development Concept
- E. Summary of Relevant Projects
- F. Other Factors
- G. References
- H. Exhibit A - Disclosure of Beneficial Interest Statement
- I. Exhibit B - Tax Compliance & Attestation Statement
- J. Exhibit C - Certification of Non-Collusion
- K. Exhibit D - Hazardous Material Release
- L. Exhibit E - Corporate Identification, Qualifications & Proposal Information
- M. Exhibit F - Right to Know Law

3. Deposit: All proposers must submit a deposit in the form of a certified bank check in the amount of \$1,000 as part of their proposal. The check should be made out to the Town of Fairhaven. If the town enters into an Agreement with the Proposer, the Proposer's deposit will be non refundable upon the signing of the Agreement and will be applied to the initial Agreement payment. A deposit received from a Proposer that is not accepted will be returned to the Proposer within five (5) business days after the Town has determined such proposal to not be successful.

4. Mandatory Property Inspection: Two property inspections will be held: **to be determined by a Town of Fairhaven appointed official.** Attendance at one (1) of the Property inspections is mandatory. Vendors who do not attend one of the inspections will be disqualified.

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

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

THE PROPERTY IS PRESENTED TO THE BUYER IN "AS-IS" CONDITION.

6. Permits and Approvals: The designated Proposer will be solely responsible for securing any and all of the federal, state, and local permits, licenses, and approvals required of the proposed development.

DESCRIPTION OF SUBMITTAL REQUIREMENTS

The Town will be evaluating all proposals to qualify them as being responsible and responsive to the requirements of the RFP. All proposals **MUST INCLUDE** the following elements to be considered.

1. Cover Page: The cover page should include the following information:

- Title of RFP
- Proposer/Name of firm
- Business Address
- Business phone
- Website
- Email Address
- Contact person

2. Table of Contents The Table of Contents should outline, in sequential order, the major areas of the proposal. All pages of the proposal, including the enclosures, must be clearly and consecutively numbered and correspond to the Table of Contents.

3. Description of the Development Entity (submit Exhibit E.)

The proposer shall include the name and description of the legal entity that would serve as the Developer and be party to the Agreement with the Town. The proposer shall also provide the names and addresses of all persons and entities having a financial interest in the proposed development and their roles in the project.

4. Description of the Operating Team/Development Team The proposer shall identify all participants in the operating/development team, including any real estate brokerage firms working on behalf of the Proposer and including those members responsible for any building design, landscape and site design, engineering, environmental and other permitting, legal and financial analysis and community relations. The proposer should also identify any proposed lending institutions that may participate in the proposed development.

The Town will not be responsible for any brokerage fees in connection with this RFP.

The Proposer shall identify any prior relations with the Town for each individual team members or firms, members of its Boards or its officers. The Town reserves the right, in its sole discretion, to request additional information from any member of the development team to determine potential conflicts of interest and to limit or prohibit the participation of any team member or firm due to such conflict.

5. Development Concept

A. Description - should include a narrative description of the development that includes:

- Characterization of the development in terms of uses, target markets, industry sectors, design style, quality level, or other that would give the Town a better understanding of the vision of the project.
- How the development addresses and furthers the **Development Requirements** described in **Section V**.
- How the development meets the **Regulatory Requirements** described in **Section V**.
- How the development meets the **Developer's Parameters** outlined in **Section VI**.
- Preliminary parking analysis in terms of number of spaces required satisfying the Project's needs.

B. Supporting Documentation should include:

- Additional plans, elevations, and sections as may be required to understand the organization of the building site. **All plans should be in 11" x 17" format.**
- Written and graphic material to convey compliance with the design and development guidelines.

C. Management and Schedule of Performance should include:

- Schedule of performance for project implementation.
- Preconditions for development of the proposed project.
- A narrative description of the nature of the improvements that will be necessary at the site.

- The approach to developing and maintaining the proposed project

6. Financial Benefits

Proposals shall include a description and estimation of all significant financial benefits to the to be derived by the Town from the proposed project.

7. Other Factors

Provide a description of other factors not accounted for in the RFP that the Proposer believes underscore the Proposer's qualification to undertake the project.

8. References

A minimum of three references are required that can specifically address the capability of the proposer to undertake the Project. References should include names, titles, full addresses, telephone numbers and a brief description of the relationship to the Proposer with regards to previous experience.

9. Exhibits The following Exhibits must be included:

Exhibit A - Disclosure of Beneficial Interest Statement

Exhibit B - Tax Compliance & Attestation Statement

Exhibit C - Certificate of Non-Collusion

Exhibit D - Hazardous Material Release

Exhibit E - Corporate Identification, Certification, Qualifications & Proposal Information

Exhibit F - Right To Know Law

VIII. SELECTION PROCESS

OVERVIEW

The Town will review all RFP submittals for completeness. Proposers may be required to submit additional information and/or respond to questions prepared by the Town in written form. A Town selection committee will review all of the proposals and, based on its evaluation

of the proposals ability to best meet the evaluation criteria, determine a preferred proposer for preliminary designation with whom the Town will enter into negotiations with. The committee may also rank alternate proposers with whom the Town could enter into negotiations in the event that negotiations with the preferred proposer are unsuccessful.

1. RFP Proposal Review Criteria

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

A. Capability of Development Organization - Evidence that the Proposer has the capability, experience and financial strength to undertake the proposed project and to complete the project successfully, including fulfilling objectives for Town objectives for the project, within a reasonable timeframe. Such evidence could include:

- Evidence of successful financing, management of projects of similar or comparable nature and size/cost or other relevant projects.
- Evidence of financing relationships and the ability to obtain financing for the project as indicated by letters from financing sources to that effect.
- Evidence of successful past and/or current dealings with public entities in the development and management of projects, particularly public-private development projects.
- Evidence of the Proposer's track record for fair dealings and capability in terms of reputation in the industry and avoidance of legal or financial indicators of trouble or distress.
- The Town's selection committee's evaluation of the developer's commitment to and understanding of the Town's goals and objectives for the project.
- References from past and/or current clients that indicate the Proposer's ability to deliver the project.

B. Capability of The Development Team

- Evidence of capability of the Proposer staff to carry out the proposed project as indicated by the experience of the individuals playing key roles in the project.
- Experience with projects of similar, comparable or relevant scope.

- Overall qualifications including a demonstrated understanding of and experience with the specific regulatory requirements and development issues relevant to development of the Property.

C. Development Concepts The extent to which the proposed project will achieve the Town's goals and objectives as outlined in the RFP in terms of:

Proposed Uses

- Furthering the Development Objectives described in Section IV.
- Working within Regulatory requirements described in Section V.
- Satisfying the Development Parameters described in Section VI.

D. Financial Submittal

WHO IS RESPONSIBLE FOR THIS SECTION?

2. Rating

Proposals shall be rated based upon the above evaluation criteria as follows. A rating shall be applied to each proposal for each criterion. **Components are further weighted to reflect the importance of the criteria to the Town** - the multiplication of the score times the weight, totaled for all categories will determine the proposal ranking.

Scoring

5 points - Exceeds Expectations

3 points - Solid basis for recommendation

1 point - Marginally Qualified

0 points - Not Qualified

Town of Fairhaven
 Sale and Development of the Former Rogers Elementary School

Components	Score	X	Weight	Subtotal
To maintain and enhance the distinctive Character of the 1885 building	_____	X	3	_____
Comply with terms and conditions (Per description of Section IX of RFP)	_____	X	3	_____
Financial capacity to complete project (Per description of Section VII of RFP)	_____	X	3	_____
The impact of traffic on the neighborhood	_____	X	3	_____
Comprehensive vision of the use of property.	_____	X	3	_____
Neighborhood mitigation	_____	X	3	_____
Qualifications/Experience Entity and Team (Per description of Section VII of RFP)	_____	X	2	_____
Experience with the adaptive reuse of historic structures.	_____	X	2	_____
Neighborhood enhancement (Per description Section VII of RFP)	_____	X	2	_____
Timing and scheduling intentions	_____	X	2	_____
Contribution to the development in the community in the following areas:				
a. Economic	_____	X	2	_____
b. Recreational	_____	X	2	_____
c. Cultural	_____	X	2	_____
d. Educational	_____	X	2	_____
Acquisition price to the Town	_____	X	1	_____
Green and sustainable components	_____	X	1	_____
Overall Value Assessment	_____	X	1	_____
Total				

3. RFP Process and Schedule

At this time, the Town anticipates the process of selecting qualified Developers to be as follows (subject to change):

EVENT	TIME	DATE
Requests for Proposals Issued	TBD	TBD
Registration deadline for Site Tour/Open House	TBD	TBD
Site Tour/Open House	TBD	TBD
Questions on RFP due in writing to the Town	TBD	TBD
Written responses to questions to RFP available	TBD	TBD
RFP Submission Deadline	TBD	TBD

The proposed schedule is subject to change by the Town in its sole and absolute discretion.

All questions regarding this RFP must be submitted by **date to be determined by appointed town official at place to be determined by appointed town official** in writing or electronically to the Town contact person. Answers to submitted questions will be distributed to all Registered Prospective Developers as defined.

All requests for additional information must be addressed directly to the Town contact person listed herein. No questions of any kind regarding this RFP should be addressed directly to The Town of Fairhaven. In the event that any proposer has questions of a technical nature, the Proposer should contact the Town contact person for this RFP, who will schedule an appointment if necessary between the Proposer (or the Proposer's agents) and the appropriate Town professional(s).

4. Contact Person

Town of Fairhaven

Chief Procurement Officer

Mr. Jeffrey Osuch

Town of Fairhaven
Sale and Development of the Former Rogers Elementary School

Fairhaven Town Hall
40 Center Street
Fairhaven, MA 02719
(508)-979-4023 Ext. 104
EMAIL: josuch@fairhaven-ma.gov
Fax: (508) 979-4079

Section IX. TERMS AND CONDITIONS

1. Sale of the Property

The Town anticipates entering into a Purchase Agreement with the designated Developer. The final terms and conditions of such an Agreement shall be negotiated between the Town and the Designated Developer.

Prior to a closing the Town will permit the Developer access to the property to carry out necessary due diligence and pre-development activities.

Also:

- Developer shall have obtained all governmental approvals including any Town approvals required to implement its plan.
- Developer shall have entered into an Agreement with a general contractor for construction of the Developer improvements.
- The Town reserves in its sole discretion to develop the project using any chosen approach, or to select for consideration as the Proposer any organization, or request further information from any Proposer, or to select a Proposer in whatever manner chosen by the Town, or to not proceed with such selection.
- At any time, or from time to time after receipt by the Town of responses to this RFP, the Town may give written notice to the Proposer to furnish additional information relating to its proposal.

2. Environmental Review and Permitting

The Designated Developer will be solely responsible for securing any and all federal, state and local permits and licenses required by the proposed development. **The Property will be sold to the Developer in "AS-IS" condition.**

Any and all costs, including but not limited to environmental remediation, due to known or unknown conditions, will be absorbed and paid for solely by the Developer. The Developer will

release and hold harmless the Town from any and all obligations it may have in regard to claims that may arise from any known or unknown conditions at the project site.

3. Miscellaneous Provisions

- The Town reserves the right to withdraw this RFP at any time at its sole discretion. In such an event, the Town will not be liable to any actual or potential Proposer for costs or expenses incurred by them as a result of such withdrawal.
- The Town reserves the right, following the initial submission, to short list the proposals and require a second submission to respond to issues the Town may deem appropriate.
- Questions regarding any provision of this RFP should be directed to the Town of Fairhaven, Chief Procurement Officer, who may be reached at 508-979-4023 ext. 104 or by email at josuch@fairhaven-ma.gov. Questions must be received in writing by **Date to be determined by Town of Fairhaven appointed official**. All answers and interpretations and any changes to the document will be issued in the form of an addenda to all prospective proposers of record.

EXHIBIT A. DISCLOSURE OF BENEFICIAL INTEREST STATEMENT

MGL, CH. 7, SEC 40J, DISCLOSURE OF BENEFICIAL INTEREST STATEMENT

SUCCESSFUL PROPOSER DISCLOSURE OF BENEFICIAL INTEREST IN REAL ESTATE (successful Prosper only)

MGL, CH.7, sec 40J, requires disclosure of all beneficial interests in real property acquired or disposed of by a public agency. The selected buyer's disclosure of beneficial interests must be filed with the Commissioner of the Division of Capital Asset Management (DCAM). No contract to sell property is valid until the buyer files this form with DCAM. A form for this purpose is attached. An updated disclosure form just be filled within 30 days of any change in beneficial interest during the lease term.

DISCLOSURE OF BENEFICIAL INTERESTS IN REAL ESTATE PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Planning and Operations as required by MGL, CH. 7 Sec.40J, prior to the conveyance of or execution of a sale for the property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction: _____
2. Complete legal description of the property: _____
3. Type of transaction: _____

4. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. **Note:** If a corporation has, or will have, a direct or indirect beneficial interest in the real property, the names of all stockholders must be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclosed.

<i>Name</i>	<i>Full Address</i>
_____	_____
_____	_____

None of the person listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

<i>Name</i>	<i>Full Address</i>
_____	_____
_____	_____

5. This section must be signed by the individual(s) or organizations(s) entering into this real property transaction with the public agency named in item #1. If this form is signed on behalf of a corporation, it must be signed by a duly authorized office of that corporation.

The undersigned acknowledges that any changes or additions to item #r of this form during the term of any lease or rental will require filling a new disclosure with the Division of Capital Planning and Operations within 30 days following the change of addition.

Signature: _____ **Printed Name:** _____

Title: _____ **Date:** _____

EXHIBIT B. TAX COMPLIANCE & ATTESTATION STATEMENT

IF A CORPORATION:

State in which incorporated: _____

President: _____

Treasurer: _____

Secretary: _____

If a foreign (out of state) corporation - are you registered to do business in Massachusetts?

____ YES ____ NO If you are selected for this work, you are required under Massachusetts General Law Chapter 38D, to obtain from the Secretary of State, Foreign Corp. Section, State house, Boston, a certificate to the awarding authority prior to award.

IF A PARTNERSHIP (Name All Partners):

Name	Full Address
_____	_____

IF AN INDIVIDUAL:

Name	Full Address
_____	_____

IF AN INDIVIDUAL DOING BUSINESS UNDER A FIRM NAME:

Name of Firm	Full Business Address
_____	_____

ATTESTATION CLAUSE

Pursuant to MGLc 62C S 49A, I certify under penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

SSN or FIN: _____

Signature of individual or Corporate Name: _____

Signature of Corporate Officer if applicable: _____

EXHIBIT C.

CERTIFICATE OF NON-COLLUSION

The undersigned certified under penalties of perjury that this bid 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.

Bidder: _____

Address: _____

Signature of person authorized to sign this bid: _____

Title: _____

Telephone: _____

The Town reserves the right to reject any and all bids or to accept the bid deemed in the best interest of the Town.

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

EXHIBIT D

HAZARDOUS MATERIALS RELEASE

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

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

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

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

PROPOSER: _____ DATE: _____

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

EXHIBIT E CORPORATE IDENTIFICATION, QUALIFICATIONS, & PROPOSAL INFORMATION

RFP No.: _____ Disposition by sale of: 100 Pleasant Street, Fairhaven, MA 02719

Name of proposer - Firm/Individual: _____

Full Address: _____

Type of Organization: Proprietorship Partnership Corporation or Other _____

Year Established: _____ FID #: _____ Telephone: _____

Name & Title of Principal to Contact: _____

Principal Contact's Telephone Number: _____

Principal Contact's Email Address: _____

List of Partners:

<i>Name & Title</i>	<i>Telephone</i>	<i>Role in Proposal</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Key Person, Specialists, and Individuals in Your Firm to be Assigned to this Project:

<i>Name & Title</i>	<i>Mass. Reg. No.</i>	<i>Discipline/Project Role</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Recent Projects Best Illustrating Qualifications for this Project (Include the following information):

- Project Name & Role in Project
- Location
- Project Cost
- Year Completed
- Description
- References & Contact Information
- Company
- Company Contact & Title
- Company Contact Telephone

EXHIBIT F. RIGHT TO KNOW LAW

RIGHT TO KNOW LAW

Any vendor who receives an order or orders resulting from this invitation agrees to submit a Material Safety Data Sheet (MSDS) for each toxic or hazardous substance or mixture containing such substance, pursuant to MGLc 111F &&8,9 and 10 and the regulations contained in 441 CMR 31.06 when deliveries are made. The vendor agrees to deliver all containers properly labeled pursuant to MGLc 111F &7 and regulations contained in 441 CMR 21.05. Failure to furnish MSDS and/or labels on each container may result in civil or criminal penalties, including bid debarment and action to prevent the vendor from selling said substances, or mixtures containing said substances within the Commonwealth. All vendor furnishing substances or mixtures subject to Chapter 111F or MGL are cautioned to obtain and read the laws, rules and regulations referenced above. Copies may be obtained from the State House Bookstore, Secretary of State, State House, Room 117, Boston, MA (617) 727-2834.

Rogers Oxford Redevelopment Study

DRAFT

Introduction

The purpose of this study is to evaluate the assets at the surplus Oxford and Rogers Schools in Fairhaven, Massachusetts and make recommendations for selling the properties for private use. In 2011 HMFH Architects performed an Elementary School study for the Town of Fairhaven. This report relies on some of information collected in that study as well as from the town's assessing, zoning and public works departments. The existing conditions of the interior and exterior were detailed in the HMFH study however there has been further deterioration since their report. My current evaluation focused on the exterior of the buildings with most attention on the original buildings. The interior space requirements are unknown and the systems and utilities are highly unlikely to be salvageable in an adaptive reuse. A thorough analysis of the educational needs was also presented. After lengthy and impassioned debate the Town voted not to use the Oxford and Rogers Schools. The Town has no other economically feasible municipal uses for the properties and desires to sell the properties for private use as a result they have been vacant for over a year. The asphalt parking lots are cracking and buckling. The masonry is deteriorating and requires extensive pointing and repair, slate shingles are coming loose from the roof, the wood trim is rotting at doors and windows and the copper gutters are rotting through. Damage to the building envelope will escalate due to the elements if costly repairs are not performed. They are also the subject of some vandalism, graffiti and interior water leaks.

The two properties are very similar. They both were originally built in the late 1800's as eight room school houses and they both had significant additions built in the repairs are not made 1950's. Both original buildings feature detailed architectural elements that are intact but are in need of repairs and restorations. The addition portion of both sites is generally intact but lacking any features to compel it being saved if it were not economically prudent to do so. Both sites are serviced by municipal storm, water and sewer services. NStar provides gas and electric service and Comcast and Verizon provide communication systems. The Rogers site is flat and rectangular and bordered by public roads on three sides and a small playground and bike bath on the fourth side. The Oxford site is rectangular and sloping and is bordered municipal roads on two sides a large park on one side and residential properties on the fourth. Both sites are zoned RA. The Fairhaven North End Improvement Association occupies a small detached building located on the corner of the Oxford site. Both sites have detached portable classrooms on them that are in disrepair. All of these structures should be removed prior to taking any action to sell or otherwise repurpose the sites.

Given the desirable architectural features of both original schools there is some likelihood that a developer would find it economically feasible to restore those buildings. The additions are non-descript

at best and are also in need of extensive repair and are more likely to be demolished. A low impact commercial or industrial use that required minimal expenditures on the interior may be an option at the Oxford School. The parking lots at both Schools is in requires replacement and regarding if it is to be reused.

Possible Re-Uses

- Private or charter school
- Residential house lots
- Assisted living center
- Studio and small apartments
- Low impact commercial i.e. climate controlled storage.
- Function Hall restaurant

Private School

The problems with upgrading or even maintaining the facilities for educational purposes is the essentially the same for a private or charter school as it was for the town. It is unlikely that a purchaser would be able to properly restore the properties for this purpose.

Residential House Lots

Insofar as the properties are zone for residential use, the most obvious use would be as single family house lots. This would require the demolition of all of the existing structures. The cost of this demolition and cleanup substantially reduces the market value of the sites. The total number of legal lots that can be cut into the site is dependent on the total land that the town determines it would make available to sell. Both sites have paper roads and other contiguous municipal land that could be used to add to the area and a small portion may make it possible to create another lot or two. It is likely that the Oxford site would accommodate 3 house lots and the Rogers 4-6. The current market value of these lots is approximately \$100,000 per lot at the Oxford site and 150,000 at the Rogers site. These funds would barely cover the cost of decommissioning, abating and demolishing the buildings. Selling the sites to demolish the buildings and create house lots is not my recommendation. Single family homes generally are a net negative from the tax revenue standpoint. This is due to the public education costs that typically come with this type of development.

Desirable Non-conforming uses

I suggest a RFP process be instituted for both sites the Rogers site hold potential for studio and one bedroom apartments or an assisted living facility. The Oxford original building could also function as one bedroom and studio apartments and the 1950's addition could function as a storage facility or other low impact commercial use. Both original schools are architecturally suited to house a function center or restaurant. The open stairwells, lack of handicapped accessibility, costly historic restorations to the exterior and substantial neighborhood impact at both sites are major challenges for this alternative. While neither property is on a historic register nor is there currently a legal requirement to perform a

historic restoration, the strong public support and possible tax incentives may lead to a selection that includes this option.

Auction the properties

The “simplest” way to sell the properties is to auction them. An unrestricted true auction will provide for a relatively speedy disposition of the property but the Town will have very limited control of how or when the properties are redeveloped. If the town desires to control the future uses of the properties they can develop deed restrictions and other conditions to the sale.

Issue a Request for Proposals

An RFP is a controlled Auction where money is not the only determining factor. If the Town is to sell the properties through a RFP process they can stipulate conditions such as future uses and requirements for Historic restoration of the exterior of the sites. The RFP should include significant controls to assure the properties are developed in a timely fashion and as proposed. It is recommended that a substantial deposit be required of the selected developer(s). The suggested re-uses are a small sample of the alternatives that may be economically feasible for the properties. The selling price should be one factor in selecting a development team. Future benefits to the town in the form of tax revenue, social services, and job creation are a few of the factors that are considered when using the RFP process. There is a strong desire among many townspeople to keep the historic Original buildings especially the Rogers School due to its history with Henry Huttleston Rogers and its proximity to other historic buildings (a historical pamphlet detailing the Rogers School history is attached as well as a copy of the deed). Sometimes due to strong non-price elements in a proposal the purchase price will be minimal or zero. In this case the deposit would be returned after critical benchmarks are met. The RFP should include a claw back clause to further insure compliance with the proposed development plans.

The basic RFP should include

- Introduction
- Development concept
- Design and Development Guidelines
- Criteria for Selection of Development Team
- Instructions for completion and submission of proposals
- Required development team information
- Evidence of financial capability
- Procedures for evaluation, selection, sale and conveyance
- Submission requirements (Date/Time location certifications etc.)
- Ranking criteria
- Town’s Reservation of Rights (including refusal of all proposals)

Promotion of RFP

It is clearly in the town's interest to receive as many proposals as possible. One way to accomplish this is to reach out to known architects, developers, owners, property managers, and end users of repurposed historic properties. The processing and effective promotion of a RFP requires considerable effort. If the town does not have the staff available or to hire/contract a designated coordinator to perform the necessary tasks they could contract with a Real Estate Broker on a contingent flat fee basis. A "template RFP" has been prepared to be used as a "tool" to develop criteria needed to complete a sale. It is not in a final form to be issued and must be reviewed and amended by Town Counsel, selectmen, and town department heads before any issuance.

Attachments

1. Existing conditions photos and descriptions
2. Assessors field cards
3. Municipal utility schematic
4. Comparable residential land sales
5. Examples of adaptively reused schools
6. Copy of Deed
7. Historical Pamphlet
8. Existing condition Photos
9. RFP template



Rogers missing slates lifting flashing



Rogers Popping bricks



Oxford eave damage







GENERAL CONTRACTING





OXFORD
SCHOOL

HOME OF NORTH FAIRHAVEN
NFIA
IMPROVEMENT ASSOCIATION

RESTORED FAIRHAVEN FIRE STATION NO. 3

267

EMERGENCY
VEHICLES
ONLY

MAILBOX



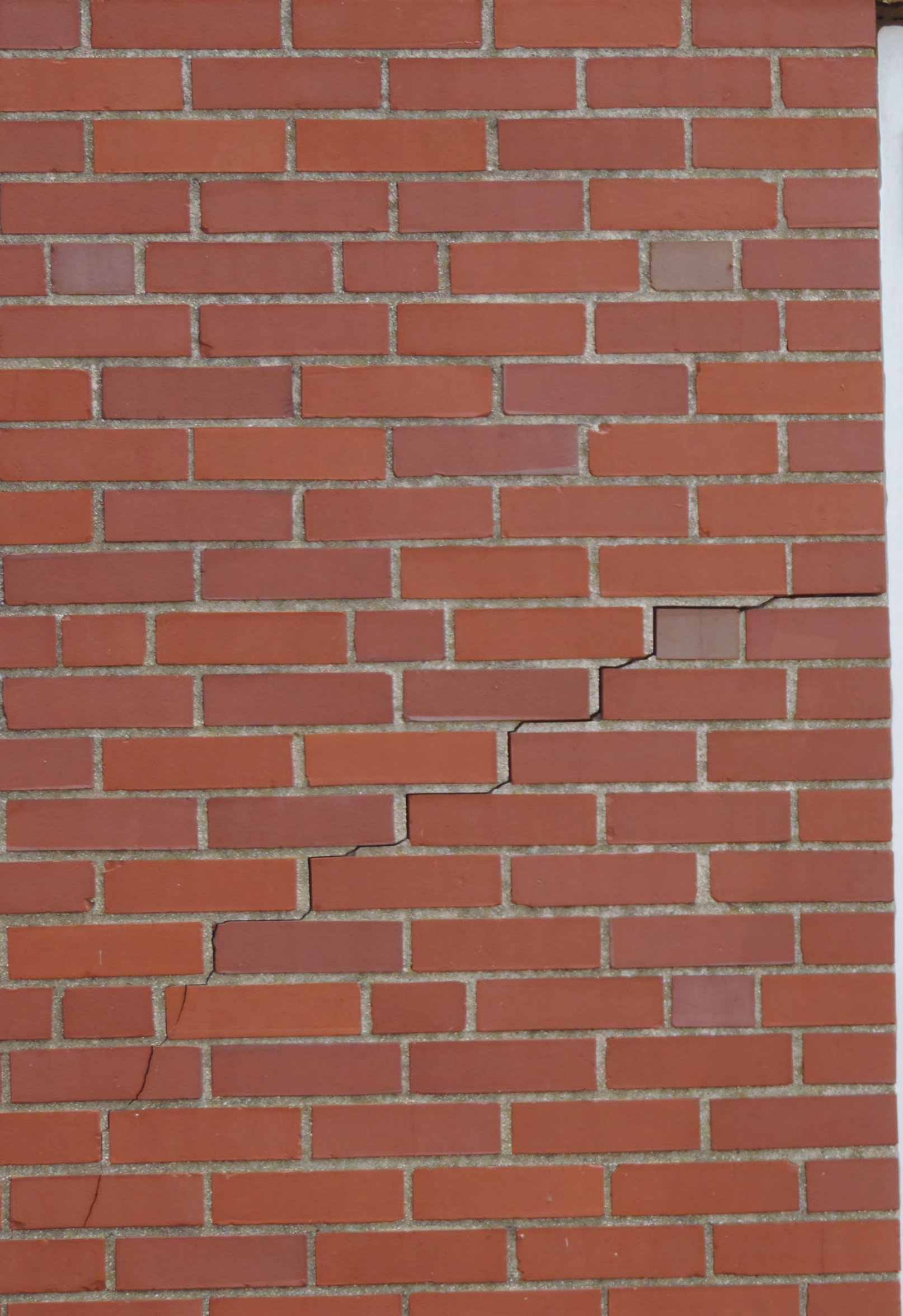
OXFORD SCHOOL



Use of tobacco
is prohibited



on all school property
at all times



NO
PARKING
IN FRONT OF DOOR
FIRE EXIT













Handwritten graffiti in red and white paint, possibly reading "M...".

Use of tobacco
is prohibited











MAY 15 1884

A.D. 1884













USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1: NI	
Prior Id # 2: Y	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

IN PROCESS APPRAISAL SUMMARY

Use Code	934	Building Value	2,348,200	Yard Items	71751.000	Land Size	1.647	Land Value	136,000	Total Value	2,484,200
Total Card			2,348,200				1.647		136,000		2,484,200
Total Parcel			2,550,100								2,686,100
Source:	Market Adj Cost									Parcel: 82.13	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2014	934	FV	2,550,100	0	71,751	136,000	2,686,100	2,686,100	Year End Roll
2013	934	FV	2,551,000	0	71,751	145,100	2,696,100	2,696,100	Year End Roll
2012	934	FV	2,552,200	0	71,751	145,100	2,697,300	2,697,300	Year End Roll
2011	934	FV	2,553,200	0	71,751	152,300	2,705,500	2,705,500	Year End
2010	957	FV	2,554,100	0	71,750,727	213,600	2,767,700	2,767,700	Year End
2009	957	FV	2,556,300	0	71,750,727	231,400	2,787,700	2,787,700	Year End
2008	957	FV	2,556,300	0	71,750,727	246,300	2,802,600	2,802,600	Year End
2007	957	FV	2,400,200	0	71,750,727	246,300	2,646,500	2,646,500	Year End

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc	PCL Value
	113-331		6/19/1985						1	No No

TAX DISTRICT

Parcel ID	08-009
-----------	--------

PAT ACCT.

Notes	740
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NARRATIVE DESCRIPTION

This Parcel contains 71,751 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1884, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 0 Baths, 10 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bedrooms

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int
------	----------------	--------	----------

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
0				+		
n				+		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh Mod	Int1	%	Int2	%	Int3	%	Appraised Value	Alt Class.	Spec Land Code	J	Fact	Use Value	Notes
934	IMPR EDUC		71751		SQ FT	SITE		0	3.75	0.505	0.05	RA							135,985					136,000	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2010	19651	REPAIRS	5,000		6/24/2011			
8/8/2007	17831	INT ALTE	350		2/27/2008			
4/30/2007	17531	INT ALTE	4,853		2/27/2008			
9/2/2004	15133	INT ALTE	200		5/13/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2012	INSPECTED	JB	Jbetencourt
6/24/2011	PERMIT VISIT	JB	Jbetencourt
2/27/2008	PERMIT VISIT	JB	Jbetencourt

Sign: _____

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

22A 194 LOT2 1 of 1
 MAP BLOCK LOT3 CARD
 Fairhaven
 TOTAL ASSESSED: 376,500
 126481



Patriot
 Properties Inc.

USER DEFINED

Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Date Time
 06/03/14 13:53:38
 LAST REV
 Date Time
 08/05/10 15:19:50
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Reval Dist:
 Reval Dist:
 Year:
 LandReason:
 BidReason:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		LIVSEY PARKWAY, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF
Owner 2:	
Owner 3:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2014	930	FV	0	0	499,333	376,500	376,500	376,500	177/2014
2013	930	FV	0	0	499,333	401,600	401,600	401,600	12/18/2012
2012	930	FV	0	0	499,333	401,600	401,600	401,600	12/28/2011
2011	930	FV	0	0	499,333	421,700	421,700	421,700	10/20/2010
2010	950	FV	0	0	499,333,313	748,900	748,900	748,900	10/21/2009
2009	950	FV	0	0	499,333,313	762,900	762,900	762,900	11/20/2008
2008	950	FV	0	0	499,333,313	811,600	811,600	811,600	10/3/2007
2007	950	FV	0	0	499,333,063	820,500	820,500	820,500	1/12/2007

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
930			499333.000	376,500	376,500
Total Card			11,463	376,500	376,500
Total Parcel			11,463	376,500	376,500
Source:	Market Adj Cost	Total Value per SQ Unit	Card:	N/A	Parcel:
					N/A

LEGAL DESCRIPTION

Parcel ID	22A-194
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Town/City:	FAIRHAVEN
State/Prov:	MA
Postal:	02719

SALES INFORMATION

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

TAX DISTRICT

Parcel ID	22A-194
-----------	---------

PAT ACCT.

Date	1/1/2000	Result	INSPECTED	JB	JBettercourt
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NARRATIVE DESCRIPTION

This Parcel contains 499,333 SQ FT of land mainly classified as VACANT TOWN

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
10/13/2005	16179	Other	65,000		4/6/2005			concession stand

ACTIVITY INFORMATION

Date	1/1/2000	Result	INSPECTED	JB	JBettercourt
------	----------	--------	-----------	----	--------------

PROPERTY FACTORS

Item Code	Descrpt	%	Item	Code	Descrpt
Z	RA	SINGLE RE	100	U	
0			1		
n			1		
Census:					
Flood Haz:					
Topo					
Street					
Traffic					

AND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Price/Units	Depth /	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infilu	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt	%	Spec Land	Code	Fact	Use Value	Notes
930	VACANT TOV		499333			SITE				0	3.75	0.201	05	RA								376,500						376,500	

Sign:

APPRaised Value

Appraised Value	376,500
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OTHER ASSESSMENTS

Total AC/H/A:	11,463	Total SF/SM:	499333.00
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Parcel LUC: 930 **VACANT TOWN** **Prime NB Desc:** 005

Total: 376,500 **Spl Credit:** **Total:** 376,500

Database: AssessorPro

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

EXTERIOR INFORMATION

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

BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Other-Fix:	Rating:

COMMENTS

RESIDENTIAL GRID	
1st Res Grid	Desc:
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lower	

SKETCH

GENERAL INFORMATION

Grade:	
Year Bilt:	Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdct:	Fact.:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/Fl:	
Prim Int Wall:	
Sec Int Wall:	
Partition:	
Prim Floors:	
Sec Floors:	
Bsmnt Fir:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	
Solar HW:	
% Com Wal:	

DEPRECIATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic \$ / SQ:	1,000,000,000
Size Adj.:	8,000,000,000
Const Adj.:	
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1,000,000,000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WVA\$/SQ:		AVRate:	Ind Val	
Jurs. Factor:		Before Depr:	0.00	
Special Features:	0	Val/Su Net:		
Final Total:	0	Val/Su SZAdj		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFract	Jurs. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	--------	-------------

PARCEL ID

22A-194

SUB AREA

Code	Description	Area - SQ	Rate - AV	Underp Value
	Net Sketched Area:			
	Gross Area			
	FinArea			
	Total:			

SUB AREA DETAIL

Sub Area	% Usbl	Descrtp	% Type	Qu	# Ten
----------	--------	---------	--------	----	-------

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:

22A 193 LOT 1 of 1 INDUSTRIAL TOTAL ASSESSED: 161,600
 MAP BLOCK LOT2 LOT3 CARD Fairhaven 126471



Patriot
Properties Inc.

USER DEFINED

PROPERTY LOCATION	Direction/Street/City	Lot	Card	Legal Description	User Acct
No. 267	ADAMS STREET, Fairhaven	LOT2	LOT3	1 of 1 INDUSTRIAL	
Ownership	Owner 1: FAIRHAVEN TOWN OF Owner 2: TOWN POSSESSIONS Owner 3:				
Street 1:	40 CENTER STREET				
Street 2:					
Town/City:	FAIRHAVEN				
S/Prov:	MA				
Postal:	02719				
PREVIOUS OWNER					
Owner 1:					
Owner 2:					
Street 1:					
Town/City:					
S/Prov:					
Postal:					

IN PROCESS APPRAISAL SUMMARY	Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
935		57,800		0.334	103,800	161,600	
Total Card		57,800		0.334	103,800	161,600	Entered Lot Size
Total Parcel		57,800		0.334	103,800	161,600	Total Land
Source:	Market Adj Cost				Total Value per SQ Unit: 192.38	Parcel: 192.38	Land Unit Type:

PREVIOUS ASSESSMENT	Tax Yr	Use Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2014	935	FV	57,800	0	14,565	103,800	161,600	161,600	Year End Roll
2013	935	FV	57,800	0	14,565	110,700	168,500	168,500	Year End Roll
2012	935	FV	57,800	0	14,565	110,700	168,500	168,500	Year End Roll
2011	935	FV	57,800	0	14,565	116,300	174,100	174,100	Year End
2010	950	FV	57,800	0	14,565	121,500	179,300	179,300	Year End
2009	950	FV	61,100	0	14,565	131,200	192,300	192,300	
2008	950	FV	61,100	0	14,565	139,600	200,700	200,700	
2007	950	FV	61,100	0	14,565	139,600	200,700	200,700	Year End

SALES INFORMATION	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc	PCL Value	PAT ACCT.	Notes
	00000			3/25/1988			1	No	No			2647	

BUILDING PERMITS	Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION	Date	Result	By	Name
	1/1/2000	INSPECTED	JBeitencourt	

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / Priced Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Alt Class	%	Spec Land Code	Use Value	Notes
935	IMPR PUB SA		14565		SQ FT	SITE		0	3.75	1.901	05	RA				103,818				103,800	

TOTAL ACCHA: 0.334366 **Total SF/SM:** 14565.00 **Parcel LUC:** 935 **IMPR PUB SAF** **Prime NB Desc:** 005

Total: 103,818 **Spl Credit:** **Total:** 103,800

meiody 2015

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

EXTERIOR INFORMATION

Type/48 - FIRE STAT	
Sty Ht: 1 - ONE STORY	
(Liv) Units: 1 Total: 1	
Foundation: 6 - SLAB	
Frame:	
Prime Wall: 05 - ASBESTOS	
Sec Wall:	
Roof Struct: 1 - GABLE	
Roof Cover: 1 - ASPHALT SH	
Color:	
View / Desir:	
GENERAL INFORMATION	
Grade: C - AVERAGE	
Year Bilt: 1920	Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

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

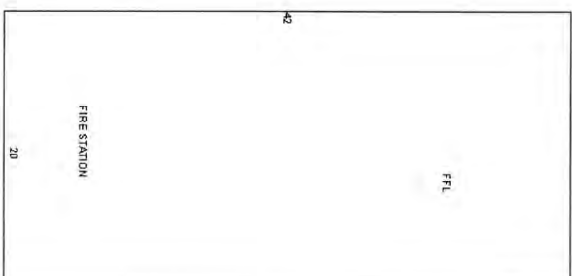
COMMENTS

FIRE STATION:

RESIDENTIAL GRID

1st Res Grd	Desc:	# Units		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
LM 2				
LM 1				
Lower				
Totals	RMS:	BRS:	Baths:	HB

SKETCH



Sum Area By Label:
F.L. = 840

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
---------	-----	-----	----

INTERIOR INFORMATION

Avg H/F/L: 10	
Prim Int Wall: 2 - PLASTER	
Sec Int Wall:	
Partition:	
Prim Floors: 12 - CONCRETE	
Sec Floors:	
Bsmnt Fr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel: 2 - GAS	
Heat Type: 2 - GRAVITY H/A	
# Heat Sys:	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wall	% Sprinkled

DEPRECIATION

Phys Condi: GV - Good-VG	0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0%

CALC SUMMARY

Basic \$ / SQ: 70.00	Size Adj.: 1,149,999.98
Const Adj.: 0.85535997	Adj \$ / SQ: 68.856
Other Features: 0	Grade Factor: 1.00
Neighborhood Int: 1,000,000,000	LUC Factor: 1.00
Adj Total: 57839	Depreciation: 0
Depreciated Total: 57839	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAV\$/SQ:	AVRate:	Ind Val		
Jurs. Factor:	Before Depr:	68.86		
Special Features: 0	Val/Su Net:	68.81		
Final Total: 57800	Val/Su SzAd:	68.81		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	840	68.860	57,839

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu Ten	#

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Jurs. Value

PARCEL ID

22A-193

IMAGE

Net Sketched Area: 840	Total:	57,839
Size Adj: 840	Gross Area	840
FinArea		840

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:

Fairhaven



Patriot Properties Inc.

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930	79361.000		187.000	187.000	187.000	Entered Lot Size	
Total Card	1,822		187,000	187,000	187,000	Total Land:	
Total Parcel	1,822		187,000	187,000	187,000	Land Unit Type:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: N/A					

Tax Yr	Use	Cal	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	930	FV	187,000	0	79,361	187,000	187,000	187,000	Year End Roll	1/7/2014
2013	930	FV	198,200	0	79,361	198,200	198,200	198,200	Year End Roll	12/18/2012
2012	930	FV	198,200	0	79,361	198,200	198,200	198,200	Year End Roll	12/28/2011
2011	930	FV	211,300	0	79,361	211,300	211,300	211,300	Year End	10/20/2010
2010	950	FV	247,900	0	79,360.656	247,900	247,900	247,900	Year End	10/21/2009
2009	950	FV	255,800	0	79,360.656	255,800	255,800	255,800		11/20/2008
2008	950	FV	261,000	0	79,360.656	261,000	261,000	261,000		10/31/2007
2007	950	FV	261,000	0	79,360.656	261,000	261,000	261,000	Year End	1/12/2007

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	PAT ACCT.	Notes
	1173-209		2/20/1996				1	No			783

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	By	Name
6/4/2008	18461	sign			3/18/2009				3/18/2009	PERMIT VISIT	JB	JBennecourt
8/22/2006	16988	sign										

Code	Description/No	Amount	Com. Int

Code	Description/No	Amount	Com. Int

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
0				1		
n				1		
Census:						
Exmpt						
Flood Haz:						
Topo						
Street						
Traffic						

Use Code	LUC	No of Units	Depth / Priced Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Intf 1 %	Intf 2 %	Intf 3 %	Appraised Value	Alt Class	%	Spec Land Code	J	Fact	Use Value	Notes
930	VACANT TOV	79361		SO FT	SITE		0	5	0.47107		RA				187,021						187,000	187,000

Parcel LUC:	930	VACANT TOWN	Prime NB Desc:	007				
Total ACHA:	1,821,888	Total SF/SM:	79361.00	Parcel LUC:	930	VACANT TOWN	Prime NB Desc:	007

Parcel LUC:	930	VACANT TOWN	Prime NB Desc:	007	
Total:	187,021	Spl Credit:		Total:	187,000
		melody			

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

EXTERIOR INFORMATION

Type:	
Sty/Ht:	
(L/v) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Descri:	

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3/0Bth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Other/Fix:	Rating:

COMMENTS

ROGERS SCHOOL PLAYGROU.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FV LR DR D K FR RR BR FB HB L	0
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals		

GENERAL INFORMATION

Grade:	
Year Bilt:	Est Yr Bilt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	% Own:
Lump Sum Adj:	Name:

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/Ft:	
Prim Int Wall:	
Sec Int Wall:	%
Partition:	Special:
Prim Floors:	Override:
Sec Floors:	Total:
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Corn Wall:	% Sprinkled

DEPRECIATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu Ten

CALC SUMMARY

Basic \$ / SQ:	1,000,000,000
Size Adj:	1,000,000,000
Const Adj:	8,000,000,000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1,000,000,000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

SPEC FEATURES/YARD ITEMS

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

PARCEL ID

08-068	Jurisdiction	Value
--------	--------------	-------

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:

EXTERIOR INFORMATION

Type:	68 - SCHOOL
Sty Ht:	1 - ONE STORY
(L/V) Units:	Total: 0
Foundation:	2 - CONC BLOCK
Frame:	
Prime Wall:	28 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT SH
Color:	
View / Desir:	

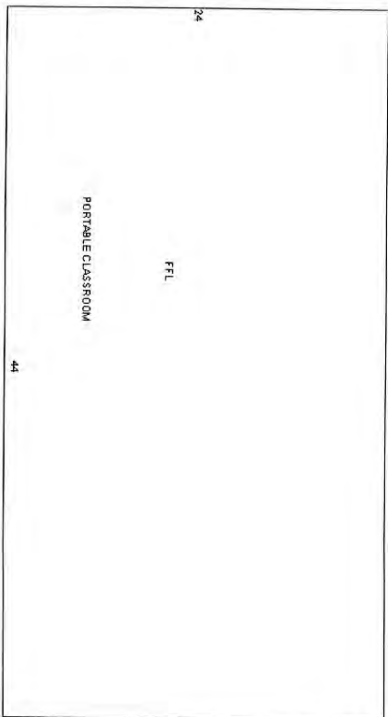
BATH FEATURES

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

COMMENTS

PORTABLE CLASSROOM.

SKETCH



Sum Area by Label:
F.L. = 1056

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Bilt:	1972
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
F-pl:	Rating:
WSFlue:	Rating:

CONDOS INFORMATION

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

1st Res Grid:	Desc:	# Units:		
Level:	FY LR DR D K FR RR BR FB HB L O			
Other:				
Upper:				
Lvl 2:				
Lvl 1:				
Lower:				
Totals:	RMs:	BRS:	Baths:	HB/2

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

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	
Partitions:	
Prim Floors:	14 - ASPHL TILE
Sec Floors:	
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	3 - ELECTRIC
Heat Type:	4 - RADIANT HW
# Heat Sys:	
% Heated:	100
Solar HW:	NO
% Com Wal:	

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.60000002
Const Adj.:	0.97970796
Adj \$ / SQ:	125.403
Other Features:	6870
Grade Factor:	1.00
Neighborhood Inf:	1.000000000
LUC Factor:	1.00
Adj Total:	139295
Depreciation:	40117
Depreciated Total:	99178

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAV\$/SQ:	AVRate:	Ind Val		
Jurs. Factor:		Before Depr:	125.40	
Special Features:	0	Val/Su Net:	93.94	
Final Total:	99200	Val/Su SZAdj	93.94	

SUB AREA

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

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Jurs. Value
------	-------------	-----------	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	-------------

PARCEL ID 08-009

Net Sketched Area:	1,056	Total:	132,425		
Size Adj	1056	Gross Area	1056	FinArea	1056

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:





PROPERTY LOCATION

No 90 Alt No PLEASANT STREET 1, Fairhaven
 Direction/Street/City

OWNERSHIP

Owner 1: FAIRHAVEN TOWN OF
 Owner 2:
 Owner 3:
 Street 1: 40 CENTER STREET
 Street 2:
 Twn/City: FAIRHAVEN
 S/P/Prov: MA Cnty: Own Occ:
 Postal: 02719 Type:

PREVIOUS OWNER

Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 S/P/Prov: Cnty:
 Postal:

NARRATIVE DESCRIPTION

This Parcel contains 71,751 SQ FT of land mainly classified as IMPR EDUC with a(n) SCHOOL Building Built about 1972, Having Primarily WOOD Exterior and ASPHALT SH Roof. Cover, with 0 Units, 0 Baths, 4 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bedrooms.

OTHER ASSESSMENTS

Code Description Amount Com. Int.

IN PROCESS APPRAISAL SUMMARY

Use Code 957 Building Value 102,700 Yrd Items 0.000 Land Size 0.000 Land Value 102,700 Total Value 102,700
 Legal Description

Total Card 102,700 0.000 102,700
 Total Parcel 2,550,100 1,647 136,000 2,686,100
 Source: Market Adj Cost Total Value per SQ unit Card: 97.25 /Parcel: 82.13
 Entered Lot Size
 Total Land:
 Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value
 Parcel ID 08-009
 Notes Date

SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Assoc PCL Value
 PAT ACCT.
 Notes 740

TAX DISTRICT

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

BUILDING PERMITS

Date Number Descrp Amount C/O Last Visit Fed Code F. Descrp Comment
 8/21/2012 INSPECTED JB JBehnournt

ACTIVITY INFORMATION

Date Result By Name
 8/21/2012 INSPECTED JB JBehnournt

PROPERTY FACTORS

Item Code	Descrp	%	Item Code	Descrp
Z RA	SINGLE RE	100	U	
0			t	
n			l	
Census:			Exmpt	
Flood Haz:			Topo	
D			Street	
S			Traffic	
t				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	% Land	Spec Code	Fact Use Value	Notes	
957	CHARTABLE		0		SQ FT	SITE		0	0.0000	05												

Sign: _____

EXTERIOR INFORMATION

Type:	58 - SCHOOL
Sty Ht:	8 - 8
(L/V) Units:	Total: 0
Foundation:	2 - CONC BLOCK
Frame:	
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT SH
Color:	
View / Desir:	

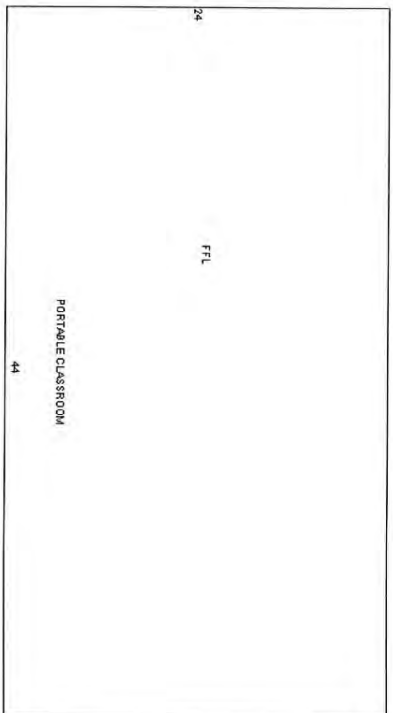
BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3/0Bth:	Rating:
1/2 Bath:	4 Rating: AVERAGE
A Hbth:	Rating:
Other Fx:	Rating:

COMMENTS

PORTABLE CLASSROOM.

SKETCH



3mm Area By Label:
FFL = 1056

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Bilt:	1972
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/Ft:	
Prim Int Wal:	8 - PLWVD PANL
Sec Int Wal:	
Partition:	
Prim Floors:	4 - CARPET
Sec Floors:	14 - ASPHL TIL
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	3 - ELECTRIC
Heat Type:	4 - RADIANT HW
# Heat Sys:	
% Heated:	100
Solar HW:	NO
% Com Wal:	

DEPRECIATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj:	1.600000002
Const Adj:	0.987129999
Adj \$ / SQ:	126.353
Other Features:	10870
Grade Factor:	1.00
Neighborhood Inf:	1.000000000
LUC Factor:	1.00
Adj Total:	144298
Depreciation:	41558
Depreciated Total:	102740

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,056	126.350	133,428

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Qu Ten
Net Sketched Area:	1,056		
Gross Area:	1,056		
FinArea:	1,056		
Total:			133,428

SPEC FEATURES/YARD ITEMS

Code	Description	A Yrs	Qty	Size/Dim	Qual Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFract	Jurvs. Value

PARCEL ID

08-009

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:





PROPERTY LOCATION

No	Alt No	Direction/Street/City
347		MAIN STREET, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF	Unit #:
Owner 2:	OXFORD SCHOOL	
Owner 3:		
Street 1:	40 CENTER STREET	
Street 2:		
Twn/City:	FAIRHAVEN	
S/P/Prov:	MA	County
Postal:	02719	Own Occ:
		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
S/P/Prov:	County
Postal:	

NARRATIVE DESCRIPTION

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

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int
------	-----------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
934	2,822,000		31680.000	113,400	2,935,400	Entered Lot Size
Total Parcel	2,908,900			0.727	113,400	Total Land:
Source:	Market Adj Cost				102.43	Parcel: 101.71
						Land Unit Type:

PREVIOUS ASSESSMENT

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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	000000		3/25/1988			1	No	No		

TAX DISTRICT

Parcel ID	22A-192
-----------	---------

PAT ACCT.

ASR Map:	2646
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BidReason:	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F Descrp	Comment
1/9/2007	17334	RE-ROOF	300		2/26/2008			
9/21/2001	12687	RENOVATE	5,672					

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2008	PERMIT VISIT	JB	JBetancourt

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	RA	SINGLE RE	100	U		
o				t		
n				i		
Census:						
Exmpt						
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infil	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	All Class	%	Spec Land	Code	Fact	Use Value	Notes
934	IMPR EDUC		31680		SQ FT	SITE		0	3.75	0.955 05			RA						113,445						113,400	

Sign: _____

EXTERIOR INFORMATION

Type: 58 - SCHOOL	Full Bath: 1	Rating:
Sly Ht: 2 - TWO STORY	A Bath: 1	Rating:
(Lvl) Units: Total: 0	3/4 Bath: 1	Rating:
Foundation: 2 - CONC. BLOCK	A 3/4Bth: 1	Rating:
Frame: 3 - CONCRETE	1/2 Bath: 10	Rating: AVERAGE
Prime Wall: 07 - BRICK	A HBth: 1	Rating:
Sec Wall: 1	OtherFix: 1	Rating:
Roof Struct: 1 - GABLE	OTHER FEATURES	
Roof Cover: 1 - ASPHALT SH	Kiss: 1	Rating:
Color:	A Kiss: 1	Rating:
View / Desir:	Frl: 1	Rating:
	WSF/ue: 1	Rating:

BATH FEATURES

COMMENTS

SKETCH

GENERAL INFORMATION

Grade: A - VERY GOOD	Location:
Year Bilt: 1896	Alt %:
Alt LUC:	Fact:
Jurisdct:	Const Mod:
Lump Sum Adj:	Name:

CONDOS INFORMATION

Total Units:	Floor:
% Own:	Name:

INTERIOR INFORMATION

Avg Ht/L: 10	Phys Cond: IVG - Very Good	20 %
Prin Int Wall: 2 - PLASTER	Functional:	%
Sec Int Wall:	Economic:	%
Partition:	Special:	%
Prin Floors: 14 - ASPHL TILE	Override:	%
Sec Floors:	Total:	20.7 %

DEPRECIATION

Basic \$ / SQ: 80.00	Rate
Size Adj: 0.81542877	Parcel ID
Const Adj: 0.98794073	Typ
Adj \$ / SQ: 64.447	Date
Other Features: 20000	Sale Price
Grade Factor: 1.68	
Neighborhood Inf: 1.000000000	
LUC Factor: 1.00	
Adj Total: 3558645	
Depreciation: 736540	
Depreciated Total: 2822006	

SPEC FEATURES/YARD ITEMS

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Under Value
FFL	1ST FLOOR	22,774	64,450	1,467,726
BMT	BASEMENT	19,571	12,890	252,260
SFL	2ND FLOOR	5,884	64,450	379,209
OPF	OPEN PORCH	126	22,500	2,835

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten

REMODELING RES BREAKDOWN

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

PARCEL ID 22A-192

WAV\$/SQ:	AVRate:	IndVal:
Jur: Factor:	Before Depr:	108.08
Special Features: 0	Val/SU Net:	58.36
Final Total: 2822000	Val/Su SzAdj:	98.47

IMAGE

Net Sketched Area:	48,355	Total:	2,102,030
BMT	28658	Gross Area	48355
SFL		FinArea	28658
OPF			

AssessPro Patriot Properties, Inc

More: | N

Total Yard Items: |

Total Special Features: |

Total: |



22A 192 2 of 2 GOVERNMENT TOTAL ASSESSED: 3,022,300
 MAP BLOCK LOT2 LOT3 CARD Fairhaven 126461

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		SPRUCE STREET, Fairhaven

OWNERSHIP

Owner 1:	FAIRHAVEN TOWN OF	Unit #:
Owner 2:	OXFORD SCHOOL	
Owner 3:		
Street 1:	40 CENTER STREET	
Street 2:		
Twn/City:	FAIRHAVEN	
S/Prov:	MA	Chtry
Postal:	02719	Own Occ: Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

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

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

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

LAND SECTION (first 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Infl	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	% Land	Spec Code	Fact Use Value	Notes	
957	CHARITABLE		0		SQ FT	SITE		0	0.00005													

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
957	86,900		0.000		86,900	
Total Card	86,900		0.000		86,900	Entered Lot Size
Total Parcel	2,908,900		0.727	113,400	3,022,300	Total Land:
Source: Market Adj Cost				Total Value per SQ unit /Card: 82.29	Parcel: 101.71	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Car	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Parcel ID	22A-192	Notes	Date
--------	-----	-----	------------	-----------	-----------	------------	-------------	---------------	-----------	---------	-------	------

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	PAT ACCT.	Notes
											2646

TAX DISTRICT

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
------	--------	--------	--------	-----	------------	----------	-----------	---------

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
------	--------	--------	--------	-----	------------	----------	-----------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
------	--------	----	------

Sign: _____



USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	06/03/14
Prior Id # 2:	13:53:25
Prior Id # 3:	
Prior Id # 1:	02/27/08
Prior Id # 2:	10:25:44
Prior Id # 3:	JF
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

Total ACH/A: 0 Total SF/SM: 0.00 Parcel LUC: 934 IMPR EDUC Prime NB Desc: 005 Total: Spl Credit: Total:

EXTERIOR INFORMATION

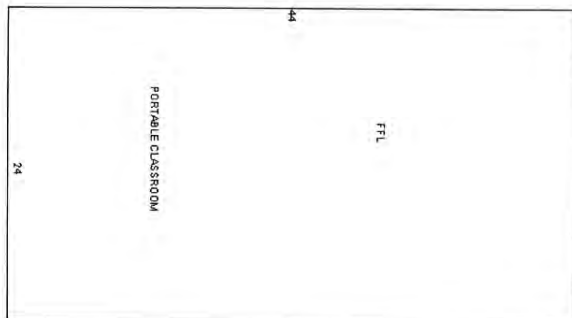
Type: 58 - SCHOOL	Full Bath	Rating:
Sly Ht: 1 - ONE STORY	A Bath:	Rating:
(Liv) Units: Total: 0	3/4 Bath:	Rating:
Foundation: 2 - CONC BLOCK	A 3QBth	Rating:
Frame:	1/2 Bath:	Rating:
Prime Wall: 26 - WOOD	A HBth:	Rating:
Sec Wall:	OhtrFix:	Rating:
Roof Struct: 1 - GABLE	OTHER FEATURES	
Roof Cover: 1 - ASPHALT SH	Kits:	Rating:
Color:	A Kits:	Rating:
View / Desir:	Frdl:	Rating:
	WSFfuel:	Rating:

BATH FEATURES

COMMENTS

PORTABLE CLASS ROOM.

SKETCH



Scale Area By Label:
F.L. = 1056

CONDO INFORMATION

Location:	Level:	1st Res Grid	Desc:	# Units
Total Units:	Level	FY	LR	DR
Floor:	Other	D	K	FR
% Own:	Upper	RR	RR	BR
Name:	LV2	FB	FB	HB
	LV1	L	L	O
	Lower			
	Totals	RMS:	BRS:	Baths:
				HB

INTERIOR INFORMATION

Avg Ht/Fl: 8	Phys Condi: AV - Average	28.8%
Prim Int Wall: 2 - PLASTER	Functional:	%
Sec Int Wall:	Economic:	%
Partition:	Special:	%
Prim Floors: 14 - ASPHL TILE	Override:	%
Sec Floors:	Total:	28.8%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:		
Insulation:		
Int vs Ext:		
Heat Fuel: 3 - ELECTRIC		
Heat Type: 13 - RADIANT EL		
# Heat Sys:		
% Heated: 100		
Solar HW: NO		
% Com Wal		

DEPRECIATION

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

CALC SUMMARY

COMPARABLE SALES

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undern Value
FFL	1ST FLOOR	1,056	115,570	122,039

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#

Basic \$ / SQ: 80.00	Size Adj.: 1,600,000.02
Const Adj.: 0.90286815	Adj \$ / SQ: 115,567
Other Features: 0	Grade Factor: 1.00
Neighborhood Int: 1,000,000.00	LUC Factor: 1.00
Adj Total: 122039	Adj Total: 122039
Depreciation: 35147	Final Total: 86900
Depreciated Total: 86892	

Rate	Parcel ID	Typ	Date	Sale Price
WAA\$/SQ:	AVRate:	Ind Val		
Jur. Factor:	Before Depr:	115.57		
Special Features: 0	Val/Su Net:	82.29		
Final Total: 86900	Val/Su SZAdj:	82.29		

Code	Description	Area - SQ	Rate - AV	Undern Value
FFL	1ST FLOOR	1,056	115,570	122,039

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/SI	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFract	Jurts Value	

PARCEL ID

22A-192

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:

Corcoran House, Clinton, Massachusetts

Corcoran House is an assisted living community born out of the restoration of a historic schoolhouse in the middle of Clinton, MA. Opened in 1998, the house features 42 apartments and features a staff of trained professionals.

At Corcoran House, you're part of a vibrant community of friends, family and staff. You'll enjoy a lifestyle free of household chores and maintenance so that you may pursue lifelong interests or discover new ones. It's why we believe that Corcoran House is not just a place to live; it's a way of life.



* Required

Full Name *

Email Address *

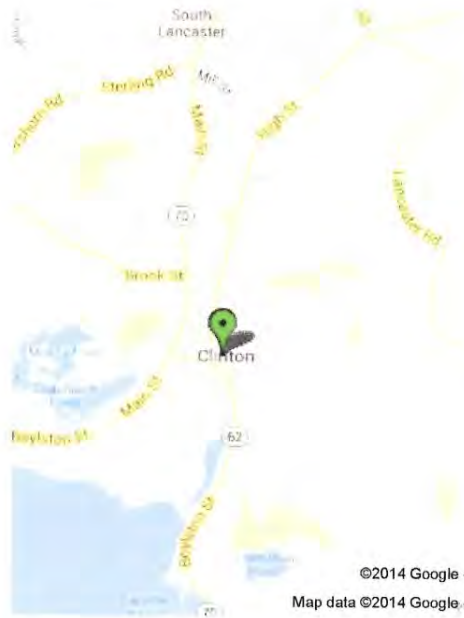
Phone Number *

When are you moving?

What size apartment are you looking for?

Enter Word Verification in box below *

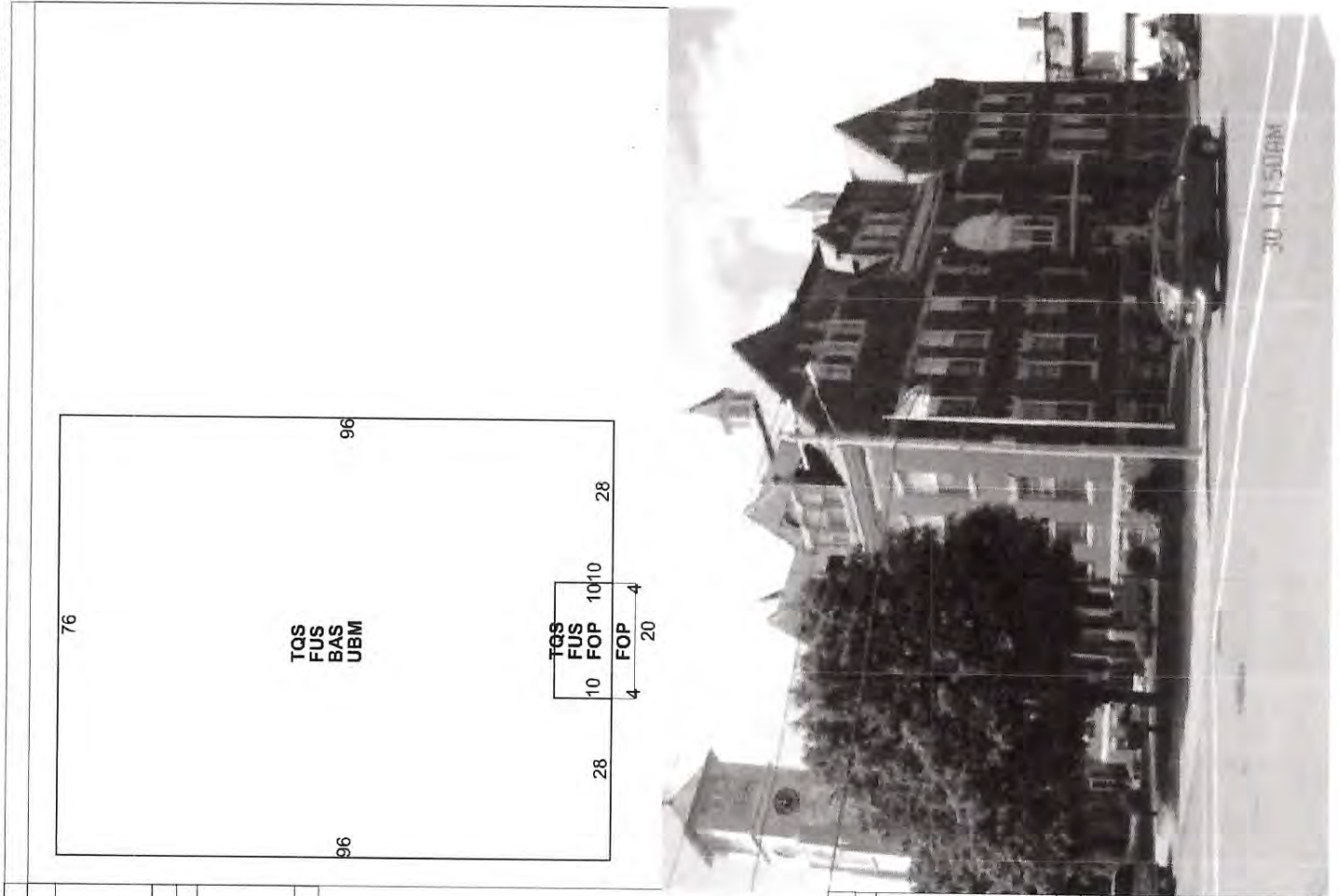
Submit



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Our new address is:
1400 Providence Highway, Suite 1000
Norwood, MA 02062





CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Ch. Description	Element	Ch. Description
74	Home for Aged		
94	Commercial		
05	Average +20		
2.75	Stories		
40	Occupancy		
20	Exterior Wall 1		
20	Exterior Wall 2		
03	Roof Structure		
11	Roof Cover		
01	Interior Wall 1		
03	Interior Wall 2		
12	Interior Floor 1		
12	Interior Floor 2		
02	Heating Fuel		
06	Heating Type		
01	AC Type		
1250	Bldg Use		
00	Total Rooms		
00	Total Bedrms		
0	Total Baths		
00	Heat/AC		
03	Frame Type		
02	Baths/Plumbing		
06	Ceiling/Wall		
02	Rooms/Prtns		
12	Wall Height		
0	% Comm Wall		
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Gross Area
BAS	First Floor	7,096	7,096
FOP	Porch, Open, Finished	0	280
FUS	Upper Story, Finished	7,296	7,296
TQS	Three Quarter Story	5,472	7,296
UBM	Basement, Unfinished	0	7,096
		19,864	29,064
Ttl. Gross Liv/Lease Area:		19,864	29,064
		21,708	2,450,681

CONSTRUCTION DETAIL (CONTINUED)		MIXED USE	
Code	Description	Percentage	
1250	OTHER LIV F	100	
COST/MARKET VALUATION			
	Adj. Base Rate:	112.89	
	Section RCN:	2,450,681	
	Net Other Adj:	0.00	
	Replace Cost	2,450,681	
	AYB	1900	
	EYB	1990	
	Dep Code		
	Remodel Rating	1997	
	Year Remodeled	36	
	Dep %		
	Functional Obslnc		
	External Obslnc		
	Cost Trend Factor	1	
	Status		
	% Complete	64	
	Overall % Cond		
	Apprais Val	1,568,400	
	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)		Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value
Code	Description	L/B	Units							

76	28	10	4	20	4	10	10	10	28
TQS	FUS	BAS	UBM	TQS	FUS	BAS	UBM	TQS	FUS



MLS #: 71433438 **Status:** SLD **DOM:** 230 **Sale Price:** \$88,000 **List Price:** \$99,500
 Lot 9, 24 Welcome St. **Sale Date:** 5/16/2013 **List Date:** 9/11/2012
 Fairhaven, MA:East Fairhaven 02719 **Off Mkt. Date:** 4/29/2013 **Orig. Price:** \$99,500
Type: Residential **Zoning:** RA **Acres:** 0.5 (21780 sq.ft.) **Tax:** \$1142 **Fy:** 2012
Electric: At Street **Sewer:** Public, At Street **Water:** Public, At Street
Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants
Land Descr: Level
Remarks: Lot 9 is ready to build with town approvals. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. OWNER FINANCING & BUILDER'S PACKAGE AVAILABLE. Town water/sewer, nat. gas, cable provided at street.
List Office: Olde Dartmouth Sotheby's International Realty R (508) 996-6562 Ext. 302
List Agent: Robert Hamilton R
Sale Office: Andrew Mitchell & Company, LLC R (978) 341-5200 Ext. 5201
Sale Agent: Maria Rebello Marks R



MLS #: 71486059 **Status:** SLD **DOM:** 39 **Sale Price:** \$90,000 **List Price:** \$104,900
 2 Meadow Ln **Sale Date:** 5/31/2013 **List Date:** 2/25/2013
 Fairhaven, MA 02719 **Off Mkt. Date:** 4/4/2013 **Orig. Price:** \$104,900
Type: Residential **Zoning:** RR **Acres:** 1.25 (54450 sq.ft.) **Tax:** \$2583 **Fy:** 2012
Electric: Other (See Remarks) **Sewer:** Private **Water:** Private
Doc on Hand: --
Land Descr: Other (See Remarks)
Remarks: 1.25 ACRES of Land in Fairhaven MA down a private road. To be sold in as-is, as-seen condition. Site previously had a single family dwelling which passed Title 5. Buyers should perform due diligence on land and usability. All info deemed reliable but not guaranteed & should be verified by buyer(s) prior to offers.
List Office: RE/MAX Classic R (508) 997-5757 Ext. 217 **List Agent:** Elizabeth Silva R
Sale Office: RE/MAX Classic R (508) 997-5757 Ext. 217 **Sale Agent:** Elizabeth Silva R



MLS #: 71433406 **Status:** SLD **DOM:** 273 **Sale Price:** \$107,000 **List Price:** \$117,500
 Lot 7, 34 Welcome St. **Sale Date:** 8/16/2013 **List Date:** 9/11/2012
 Fairhaven, MA:East Fairhaven 02719 **Off Mkt. Date:** 6/11/2013 **Orig. Price:** \$117,500
Type: Residential **Zoning:** RA **Acres:** 0.4 (17473 sq.ft.) **Tax:** \$1141 **Fy:** 2012
Electric: At Street **Sewer:** Public, At Street **Water:** Public, At Street
Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants
Land Descr: Level
Remarks: Lot 7 is ready to build with town approvals in place. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. OWNER FINANCING & BUILDER'S PACKAGE AVAILABLE. Town water/sewer, nat. gas, cable provided at street.
List Office: Olde Dartmouth Sotheby's International Realty R (508) 996-6562 Ext. 302 **List Agent:** Robert Hamilton R
Sale Office: Riverside Realty R (508) 677-2294 **Sale Agent:** William Bissonette R



MLS #: 71433096 **Status:** SLD **DOM:** 350 **Sale Price:** \$111,500 **List Price:** \$117,500
 Lot 6, 32 Welcome St. **Sale Date:** 9/30/2013 **List Date:** 9/10/2012
 Fairhaven, MA:East Fairhaven 02719 **Off Mkt. Date:** 8/26/2013 **Orig. Price:** \$117,500
Type: Residential **Zoning:** RA **Acres:** 0.35 (15296 sq.ft.) **Tax:** \$1142 **Fy:** 2012
Electric: At Street **Sewer:** Public, At Street **Water:** Public, At Street
Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants
Land Descr: Level
Remarks: Lot 6 is ready to build with town approvals in place. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. Town water/sewer, nat.gas, cable provided at street.
List Office: Olde Dartmouth Sotheby's International Realty R (508) 996-6562 Ext. 302 **List Agent:** Robert Hamilton R



MLS #: 71432046 **Status:** SLD **DOM:** 419
 Lot 3, 26 Welcome St.
 Fairhaven, MA:East Fairhaven 02719
Type: Residential **Zoning:** RA **Acres:** 0.34 (15008 sq.ft.)
Electric: At Street **Gas:** At Street **Sewer:** Public, At Street
Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants
Land Descr: Level

Remarks: Lot 3 is ready to build with town approvals & pond frontage. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. SELLER FINANCING & BUILDER'S PACKAGE AVAILABLE. Town water/sewer, nat. gas, cable provided at street.

List Office: Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302
List Agent: Robert Hamilton (F)
Sale Office: Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302
Sale Agent: Robert Hamilton (F)



MLS #: 71416790 **Status:** SLD **DOM:** 107
 0 Judson Drive
 Fairhaven, MA 02719
Type: Residential **Zoning:** RA **Acres:** 1.27 (55485 sq.ft.)
Electric: Other (See Remarks) **Gas:** Other (See Remarks) **Sewer:** Other (See Remarks)
Doc on Hand: --

Land Descr: Level, Cleared
Remarks: Rare Opportunity! This doesn't come up often. 5 Minutes from Huge shopping area, walking distance to bike path. Great neighborhood off the beat and path. Build your dream house or develop without the expense of removing trees. It's 1.27 acres of mowed grass. Possibility of 2 build able lots. Enjoy privacy while being in a family neighborhood with the largest piece of property in the development. Great school district, NEW school! Cleared lot, no wetlands! Town Sewer and water

List Office: Ryan Realty & Associates (774) 202-7060
Sale Office: WEICHERT, REALTORS® - Neves & Cashman Realty (508) 990-7775
List Agent: Paula Levasseur (F)
Sale Agent: Sandra Teves (F)



MLS #: 71603685 **Status:** SLD **DOM:** 1548
 99 New Boston Rd
 Fairhaven, MA 02719
Type: Residential **Zoning:** RR **Acres:** 2.34 (101960 sq.ft.)
Electric: Underground **Gas:** Other (See Remarks) **Sewer:** Public, At Street
Doc on Hand: Restrictive Covenants, Recorded Plat

Land Descr: Easements, Wetlands, Wooded
Remarks: ONE LOT LEFT!!!! WHAT A LOCATION!!!! This land is gorgeous! WE'VE PROVIDED TREES for seclusion and privacy from road. IT FEELS LIKE A NATURE HAVEN! Listen to the birds, natural landscaping enhances the personal touch of your colorful foliage. WHERE ELSE CAN YOU FIND a spot to build your dream home, in this price range without being surrounded by numerous homes. And GUESS WHAT? IT HAS TOWN SEWER and if you want town water, IT IS AVAILABLE! Approved & ready to build!!AGENTS SEE SHOWING INSTRUCTION

List Office: RE/MAX Welcome Home (508) 823-2700
Sale Office: RE/MAX Welcome Home (508) 823-2700
List Agent: Sharon Simmons (F)
Sale Agent: Sharon Simmons (F)



MLS #: 71325708 **Status:** SLD **DOM:** 207
 0 linden ave
 Fairhaven, MA 02719
Type: Residential **Zoning:** res **Acres:** 0.78 (34018 sq.ft.)
Electric: At Street **Gas:** At Street **Sewer:** Public
Doc on Hand: --

Land Descr: Level, Wooded
Remarks: rare 3/4 acre lot near high school in established single family neighborhood
List Office: Canto Real Estate (508) 995-4644
Sale Office: Platinum Group Realty, Inc. (508) 993-1110
List Agent: Roger B. Canto (F)
Sale Agent: Judith Lima (F)



MLS #: 71516539

Status: SLD

DOM: 656

Sale Price: \$525,000

List Price: \$750,000

67 Middle St

Fairhaven, MA 02719

Zoning: RA

Acres: 0.31 (13591 sq.ft.)

Sale Date: 8/7/2013

List Date: 4/29/2013

Type: Commercial

Gas: At Street

Sewer: Public

Off Mkt. Date: 8/1/2013

Orig. Price: \$750,000

Electric: At Street

Doc on Hand: --

Water: Public

Tax: \$8504

Fy: 2013

Land Descr: Corner, Cleared, Scenic View(s)

Remarks: 1.32 Acres Land near the Village with views of Fairhaven Harbor. Four parcels comprise this property: Map 11, Lots 35, 36 & 145; Map 9, Lot 14. Outside of designated port.

List Office: E. J. Pontiff Real Estate [EJ](#) (508) 961-1671

List Agent: E. Jeffrey Pontiff [EJP](#)

Sale Office: E. J. Pontiff Real Estate [EJ](#) (508) 961-1671

Sale Agent: E. Jeffrey Pontiff [EJP](#)

Land Listings: 13 **Avg. List\$:** \$164,385 **Avg. DOM:** 402.62 **Avg. Sale\$:** \$135,808

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Property Type(s): LD
 Status: SLD
 Timeframe: TODAY - 24 MONTHS
 Towns: Fairhaven, MA; Fairhaven:East Fairhaven, MA; Fairhaven:Harbor View, MA; Fairhaven:Nasketucket, MA; Fairhaven:Scouticut Neck, MA; Fairhaven:West Island, MA; Fairhaven:Wilbur's Point, MA

13 Listings



MLS #: 71336295 **Status:** SLD **DOM:** 264 **Sale Price:** \$45,000 **List Price:** \$65,000
 LOT 29 washburn avenue **Sale Date:** 8/1/2012 **List Date:** 2/8/2012
 Fairhaven, MA:East Fairhaven 02719 **Off Mkt. Date:** 5/18/2012 **Orig. Price:** \$65,000
Type: Residential **Zoning:** RES **Acres:** 2.27 (99000 sq.ft.) **Tax:** \$1492.32 **Fy:** 2010
Electric: Nearby **Gas:** None **Sewer:** Nearby **Water:** Nearby
Doc on Hand: Other (See Remarks)

Land Descr: Esements, Level, Wetlands, Irregular Lot, Other (See Remarks)
Remarks: THERE IS ONLY ENOUGH UPLANDS FOR 1 BUILDABLE LOT. TOWN HAS ISSUED FINAL APPROVAL WITH CONDITIONS. SELLER IF FINALIZING THOSE DETAILS WITH THE TOWN BOARD. IT IS POSSIBLE SOME OF THE LAND(WETLANDS) WILL BE DEEDED BACK TO THE TOWN. IF THE FINAL LOT SIZE CHANGES A NEW DEED WILL BE RECORDED FOR THE USABLE PORTION THAT IS BUILDABLE. THE ROAD WILL CONTINUE TO BE A GRAVEL ROAD. TOWN WATER AND SEWER NEARBY.
List Office: Tom Gavin Realty (508) 728-2266 **List Agent:** Thomas Gavin (508) 728-2266
Sale Office: Tom Gavin Realty (508) 728-2266 **Sale Agent:** Thomas Gavin (508) 728-2266



MLS #: 71128021 **Status:** SLD **DOM:** 869 **Sale Price:** \$60,000 **List Price:** \$69,000
 58 Ocean Avenue **Sale Date:** 3/30/2013 **List Date:** 8/25/2010
 Fairhaven, MA 02719 **Off Mkt. Date:** 1/10/2013 **Orig. Price:** \$95,000
Type: Residential **Zoning:** RR **Acres:** 0.08 (3616 sq.ft.) **Tax:** \$1583.86 **Fy:** 2010
Electric: At Street **Gas:** At Street **Sewer:** Public **Water:** Public
Doc on Hand: --

Land Descr: Level
Remarks: Great opportunity to build 1300+ sq. ft. home! Approved plans will transfer to new buyer. Town water, sewer & gas available. Enjoy walks down the street to the ocean from this location.
List Office: Platinum Group Realty, Inc. (508) 993-1110 **List Agent:** Judith Lima (508) 993-1110
Sale Office: Platinum Group Realty, Inc. (508) 993-1110 **Sale Agent:** Judith Lima (508) 993-1110



MLS #: 71433451 **Status:** SLD **DOM:** 38 **Sale Price:** \$84,000 **List Price:** \$99,500
 Lot 10, 26 Welcome St. **Sale Date:** 11/20/2012 **List Date:** 9/11/2012
 Fairhaven, MA:East Fairhaven 02719 **Off Mkt. Date:** 10/19/2012 **Orig. Price:** \$99,500
Type: Residential **Zoning:** RA **Acres:** 0.45 (19417 sq.ft.) **Tax:** \$1142 **Fy:** 2012
Electric: At Street **Gas:** At Street **Sewer:** Public, At Street **Water:** Public, At Street
Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants

Land Descr: Level
Remarks: Lot 8 is ready to build with town approvals in place. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. OWNER FINANCING & BUILDER'S PACKAGE AVAILABLE. Town water/sewer, nat. gas, cable provided at street.
List Office: Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302 **List Agent:** Robert Hamilton (508) 996-6562 Ext. 302
Sale Office: Olde Dartmouth Sotheby's International Realty (508) 996-6562 Ext. 302 **Sale Agent:** Robert Hamilton (508) 996-6562 Ext. 302

MLS #: 71433081 **Status:** SLD **DOM:** 234 **Sale Price:** \$85,000 **List Price:** \$99,500
 Lot 5, 30 Welcome St. **Sale Date:** 7/2/2013 **List Date:** 9/10/2012
 Fairhaven, MA:East Fairhaven 02719 **Off Mkt. Date:** 5/2/2013 **Orig. Price:** \$117,500
Type: Residential **Zoning:** RA **Acres:** 0.38 (16654 sq.ft.) **Tax:** \$1141 **Fy:** 2012
Electric: At Street **Gas:** At Street **Sewer:** Public, At Street **Water:** Public, At Street



Doc on Hand: Legal Description, Subdivision Approval, Land Survey, Restrictive Covenants

Land Descr: Level

Remarks: Lot 5 is ready to build with town approvals in place. "Mariner Estates" is a well-valued Community convenient to beaches, shopping, parks, schools, restaurants, golf, marinas, bike path, recreation fields and commuting. It is situated along the Massachusetts south coast with access to Boston, Providence, Newport, Cape Cod and the Islands with ferry service. Owner financing & builder's package available. Town water/sewer, nat. gas, cable provided at street.

List Office: Olde Dartmouth Sotheby's International Realty [\[I\]](#) (508) 996-6562 Ext. 302

List Agent: Robert Hamilton [\[I\]](#)

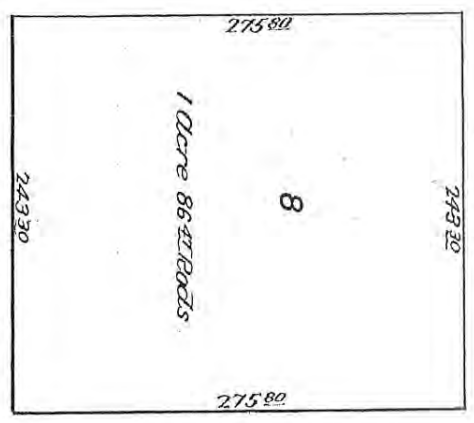
Sale Office: Bold Moves Real Estate [\[I\]](#) (508) 999-9800

Sale Agent: Donna Kirk [\[I\]](#)

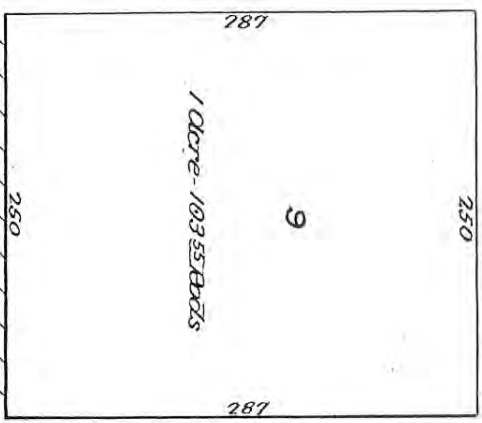
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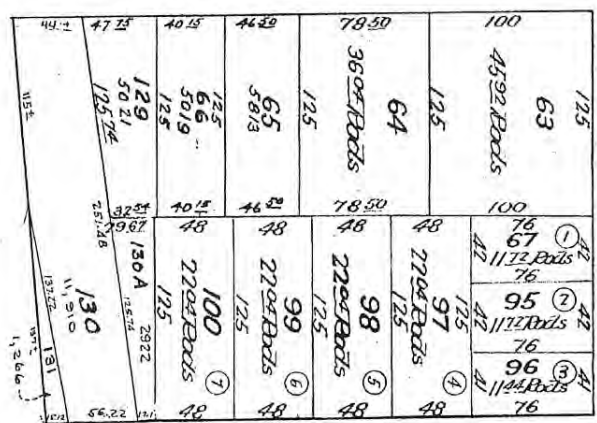
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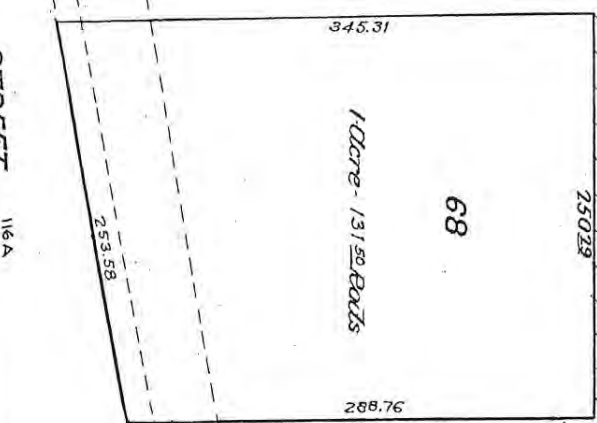
STREET



STREET



STREET

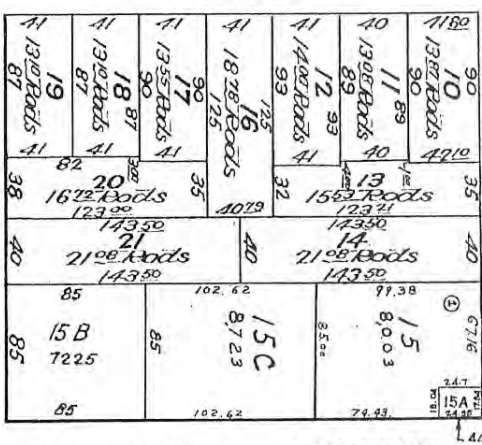


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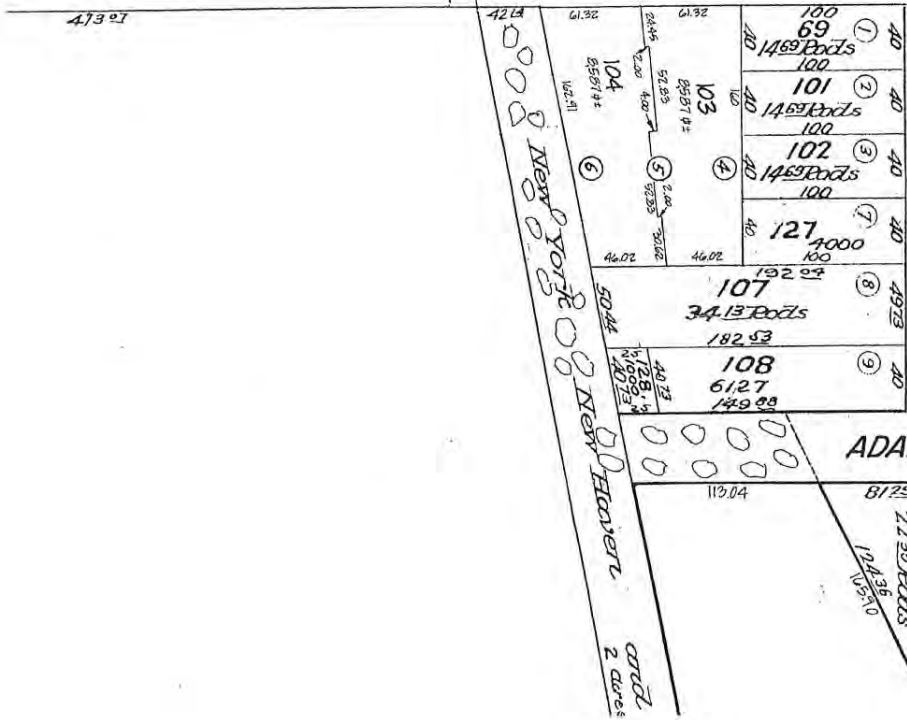


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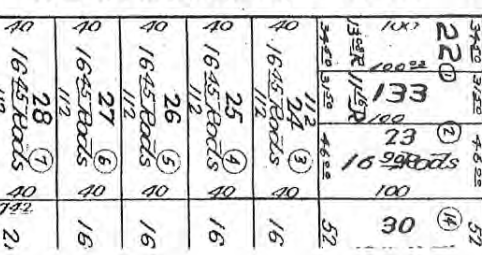
FRIENDLY (FORMERLY UNION ST) STREET



ADAMS (FORMERLY ROTCH STREET) STREET



STREET



ADAMS STREET

MAIN STREET

STREET

RYLE FORMERLY STREET
(WINSON ST)

MORTON ST.

DEANE ST.

LIVESEY (FORMERLY SPRUCE STREET)

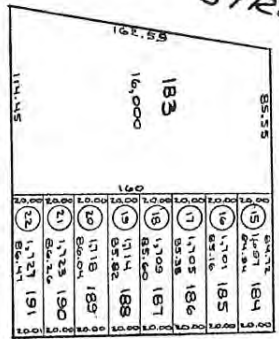
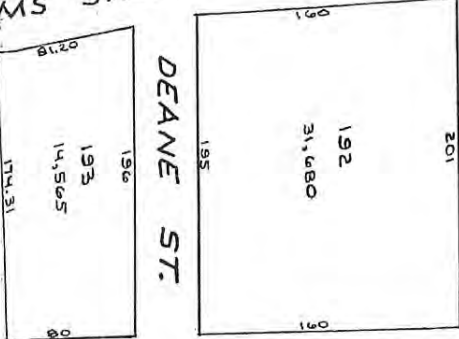
PARKWAY

PARKER STREET

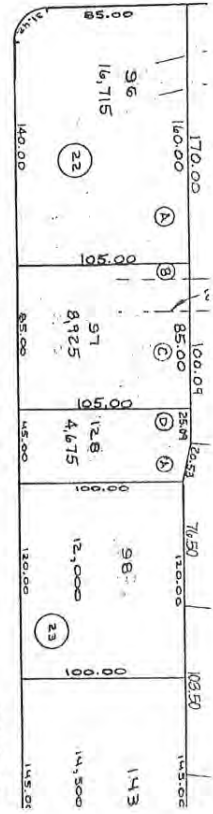
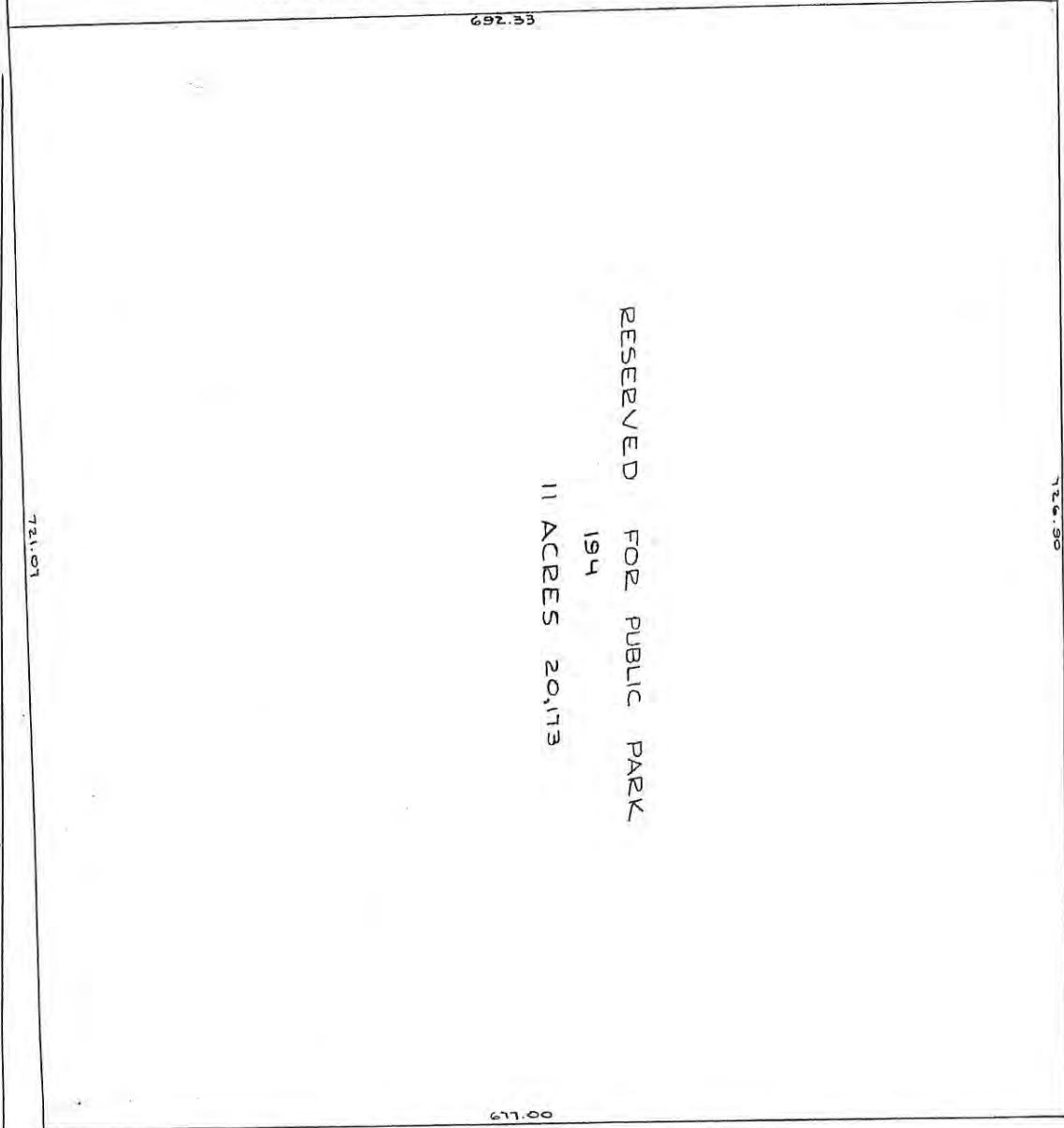
GLENHAVEN

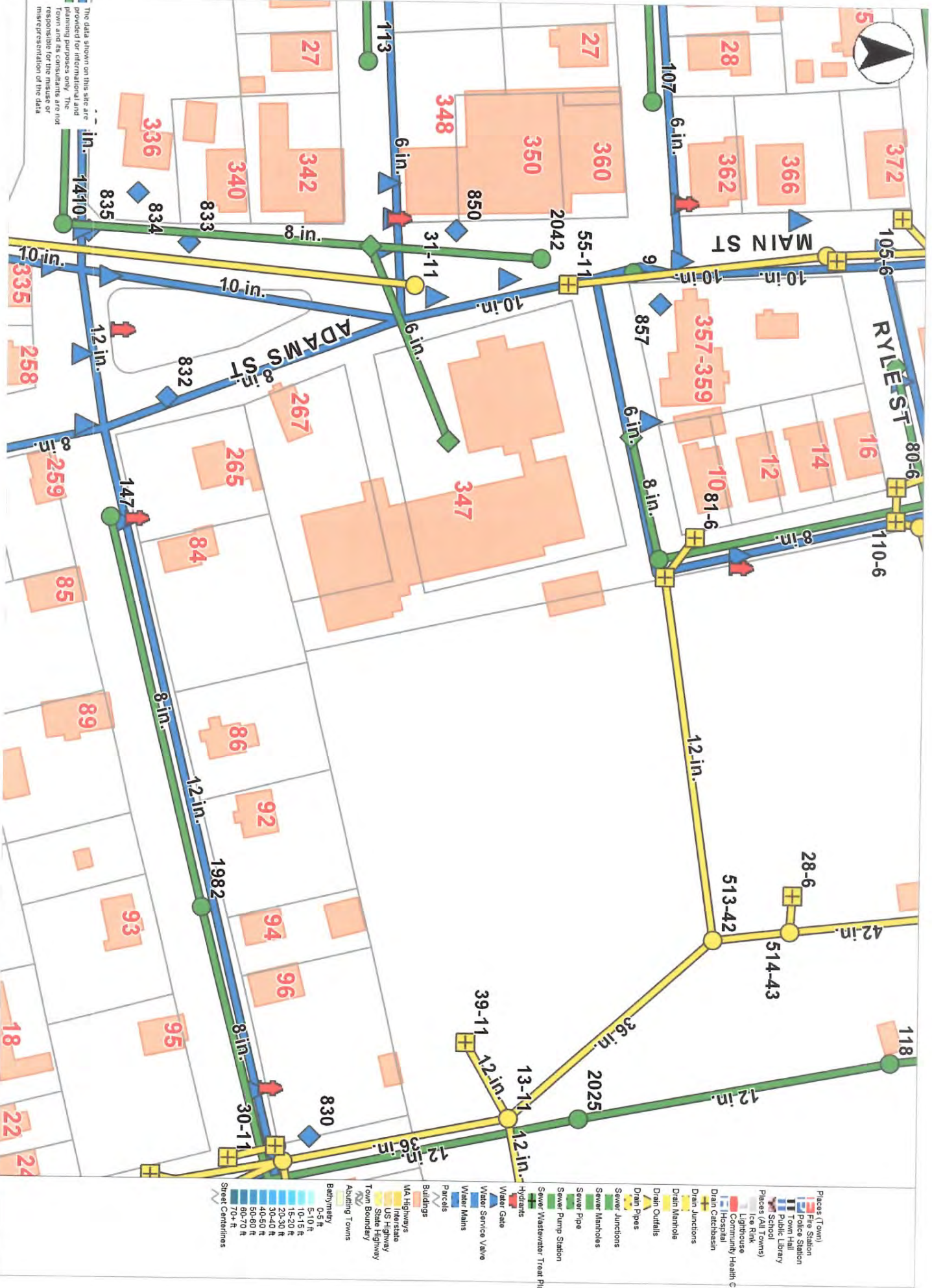
(FORMERLY MORGAN STREET)

AVENUE



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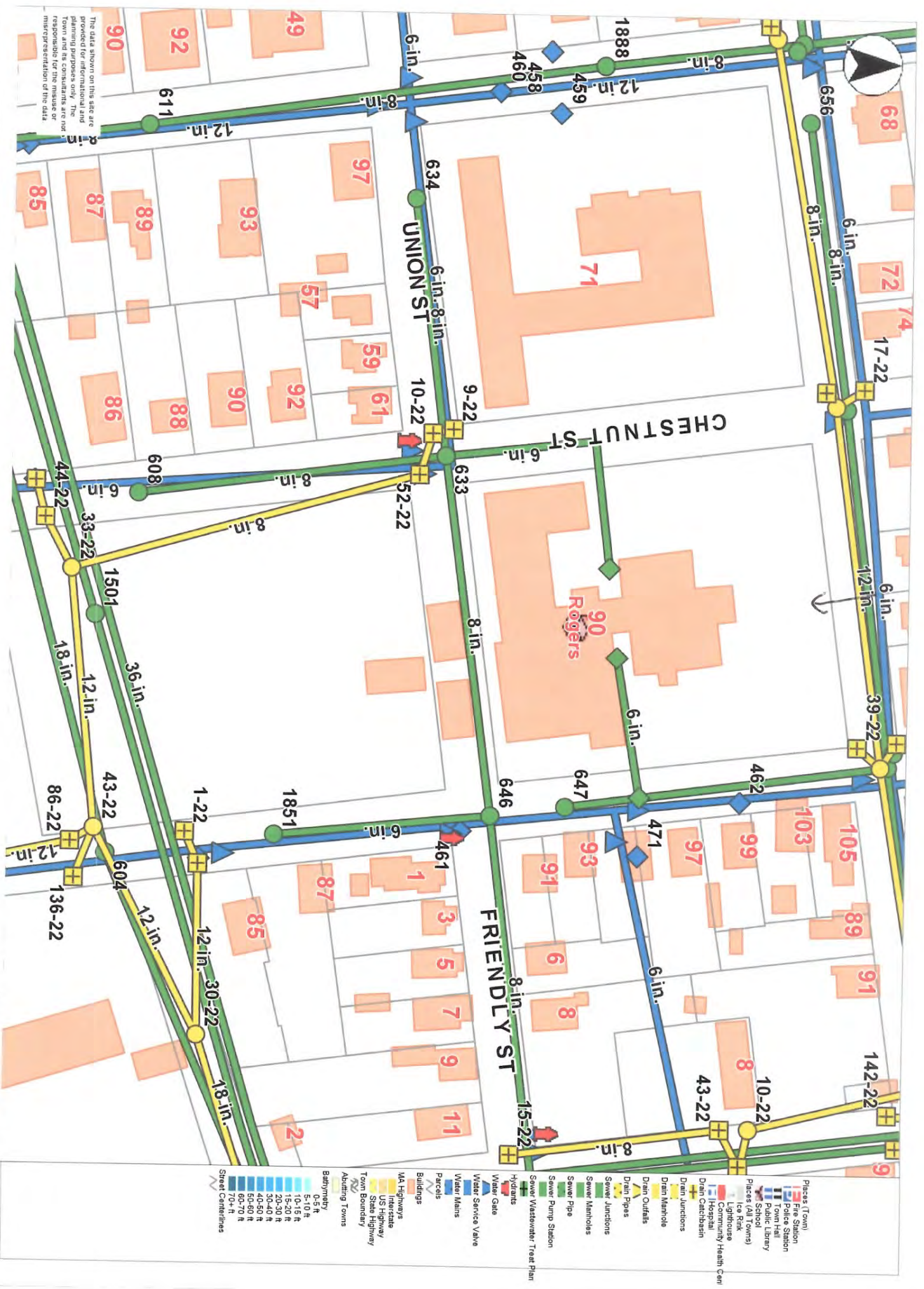
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Printed on 06/04/2014 at 08:24 AM

MapsOnline by PeopleGIS

- Pieces (Town)
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Places (in Towns)
- Lighthouse
- Community Health Cen
- Hospital
- Drain Catchbasin
- Drain Junctions
- Drain Manhole
- Drain Outfalls
- Drain Pipes
- Sewer Junctions
- Sewer Manholes
- Sewer Pipe
- Sewer Pump Station
- Sewer Wastewater Treat Plan
- Hydrants
- Water Gate
- Water Service Valve
- Water Mains
- Parcels
- Buildings
- MA Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Bathymetry
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70-80 ft
- Street Centerlines



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Printed on 06/04/2014 at 08:26 AM

MapOnline by PeopleGIS

- Places (Town)
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Places (All Towns)
- Community Health Cent
- Ice Rink
- Lighthouse
- Historical Landmark
- Drain Catchasin
- Drain Junctions
- Drain Manhole
- Drain Outfalls
- Drain Pipes
- Sewer Junctions
- Sewer Manholes
- Sewer Pipe
- Sewer Pump Station
- Sewer Wastewater Treat Plan
- Hydrants
- Water Gate
- Water Service Valve
- Water Mains
- Parcels
- Buildings
- MA Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Street Centerlines

THE FIRST GIFT
— The Story of the Rogers Grammar School —
Dedicated — 1885
Fairhaven, Massachusetts

ANNOUNCEMENT OF CONSTRUCTION — 1882

On November 11, 1882, the *Fairhaven Star*, town newspaper of Fairhaven, Massachusetts, carried a succinct yet portentous article. It was shyly tucked away in a column devoted almost exclusively to gossip speculation and to the personal goings and comings of peripatetic townspeople. The article stated:

“H.H. Rogers Esq. has purchased the tract of land east of the Iron Works and enclosed by (contemplated) Chestnut, Pleasant and Union Streets. It is intimated that some kind of a factory is to be erected on this lot.”

Now this bit of news was abrasive to the curiosity of townspeople for they had followed avidly for years — the fortunes of Henry Hurleston Rogers, born in Fairhaven, early to become an enterprising young newspaper carrier, and later, a persuasive store clerk. He had attended the town schools, had courted and married a town girl, and had taken her off to the oil fields of Pennsylvania. There, through astuteness and hard work, he had made a great fortune, and now lived in New York in opulent surroundings, director of a great company — a comparatively young man of forty-two years, who often returned to his home town to visit his mother, attend school re-unions, and greet old friends. So everybody in town watched Henry Rogers, and as they read the *Fairhaven Star* of November 11, 1882 — they asked themselves: “*What is Henry going to do with that land?*”

They had to wait only a week. The *Fairhaven Star* of November 18, 1882 declaimed:

“Very much curiosity has been manifested during the present week regarding the special object of our former townsman, H.H. Rogers Esq. in purchasing the tract of land, containing two acres east of the Iron Works, comprising an entire square and bounded by Centre, Pleasant, Union and Chestnut Streets. From the interest he has always manifested for the welfare of the home of his childhood — everyone knew it boded good for the town. But we were not prepared for the gratifying announcement which we are now permitted to make public.

“Mr. Rogers proposes to erect upon this square a building of brick and stone creditable to himself and the town, sufficiently large for the accommodation of all the scholars in the village below the high school grade, making a liberal allowance for the future growth of the town; to complete and equip it with all the modern improvements and present it to the town.

“We would like to unearth the old cannon on the corner and fire a grand salute; and put into type the gratitude and admiration our citizens entertain for the noble gift and still nobler giver, were we not repressed and assured that praise would be distasteful to him.”

Then the editor went further in a veritable paean of triumph:

“Who says Fairhaven is a dead town?” (he wrote)
“Will it appear so when the grand army of school children march up Centre, Chestnut, Pleasant and Union Streets to that monumental building on Rogers’ Park?”

Thus, the people of Fairhaven, Massachusetts were to learn of this great good fortune in this theatrical announcement of H.H. Rogers’ “gift” to his hometown. There was undoubtedly much speculation in fragrant kitchens of the town, among the habits of Mr. Snow’s store and at Beauldry Bros. stable. But whatever may have been the gossip in these havens — the town newspaper, for the three following months maintained a great reserve and a titillating silence.

At last, on February 17, 1883, the *Star* vouchsafed almost reluctantly the glad news that Mr. Warren R. Briggs had been employed by Rogers to prepare plans for the new school. Mr. Briggs was a designer and architect of great distinction and had recently completed the planning of a school building in Bridgeport, Connecticut — which was reputed to be a model schoolhouse in all New England. Mr. Briggs visited the town early in February of 1883 to inspect the ground and surroundings and to make preliminary arrangements for the erection of the school.

In May, 1883, the plans had been completed. Several prominent citizens were invited to examine them, giving them high commendation and saying that this would indeed be a model school building — a “handsomer one than the New Bedford High School!” It was more so stated by the *Star* that “one of the most celebrated architects of the state has pronounced the plans faultless. However,” continued the editor, “Donor does not yet consent to publication of the plans — but work on building will start June 1, 1883.”

THE SCHOOL COMMITTEE — 1882-1885

The personnel of the town School Committee at time of the Rogers School erection consisted of Job C. Tripp, Charles C. Cundall and Albert Collins. They were men of sound business judgement and considerable acumen in educational matters. Dr. C. C. Cundall, physician and surgeon, seems to have been particularly well informed, and upon several occasions wrote extensive articles to be printed in the *Star* as work on the new school progressed. On December 9, 1882 he asks:

"What is the object of this gift?" He then proceeds to answer his own question and to write literally upon the deficiency of current town education and upon the advantages which the new school would present. Among many happy prospects, he cites the following:

"The great majority of Fairhaven children never enter high school. The benefactor desires that instruction given below high school grade shall be as complete as possible so that stepping from the grammar school into the real and earnest life struggle, the pupil will find himself possessed of an education sufficient for the ordinary duties of the average citizen.

"Brought under one roof, pupils can be more easily watched and graded.

"Teachers in one room can visit others and profit.

"A spirit of healthy emulation and ambition will be engendered by mutual contact of different grades.

"Present expenses for janitors and repairs will be cut.

"A structure of stone and brick needs few repairs.

"A primary department will be retained at Oxford, so distance to a central school will be excessive for no one."

In ending his comments, Dr. Cundall states:

"Too much respect cannot be entertained for the man who believes that intelligent citizenship is the best foundation for the Fairhaven of the future."

GENERAL SCHOOL CONDITIONS — 1880

In 1880 there were approximately 450 pupils in Fairhaven between 5 and 15 years of age. There was one primary school, one grammar school and seven mixed schools, employing in all, eleven teachers. The mixed schools were ungraded. The school buildings themselves were ill

blackboards, maps, charts etc. They were "faithful, conscientious and hard under the circumstances."

To fill teacher vacancies, the town school as it was impossible to print School graduates. Thus, the pupil method and experience."

Dr. Cundall further states: "The new era in school history in this town advantages, it makes it possible for old buildings to be separated and together in a room by themselves devote her entire time to work of the six or seven grades as formerly."

ERECTION IN PROGRESS

Thus, amid the rejoicing of the hard-working citizens who could "getting something for nothing," Mr. the building, arrived in town; and broken for the new school! Almost arrived, and the *Star* lugubrious accommodations it is hard to tell!

Mr. Arnold G. Tripp was engaged by John Bradford, town citizen, to

It was expected that the building but unfortunate occurrences dogged fanatical care exercised in building At the very start of the project, initial efforts of initial structure. The labor heavy, exacting work, and many hours progressed, there was great difficulty plastering was greatly delayed. The of streets bordering the site of the that they did not want proposed

CORNER STONE CEREMONY

Yet the work continued, and stone ceremonies were held. Mr. these should be very simple. His date Tripp — in the presence of a large Building Committee and members

DEED OF CONVEYANCE

At a special town meeting in Fairhaven held on July 7, 1885, Daniel Deane, Chairman of the Selectmen, read the following letter from Rogers:

Gentlemen:

Prompted by a desire to promote the education of the youth of our native town, and to give an enduring token of my interest in the welfare of its inhabitants, I propose to donate to the town of Fairhaven the lot of land on which I have caused to be erected a building suitable in size, arrangements and equipments for the purposes of a school. You will confer upon me a favor by taking such action as may be necessary to inform the town of my purposes, and to enable me to transfer, by deed of conveyance, the land, buildings and improvements, which I ask to accept.

Yours truly,
H.H. Rogers.

The deed of conveyance was then read. This was signed by Henry Rogers and Abbie P. Rogers, and witnessed by Anne E. Rogers and Charles Edgar Mills, Commissioner for the Commonwealth of Massachusetts.

The Hon. Weston Howland offered a motion for grateful acceptance and the town meeting members accepted "the first gift" with suitable resolutions of thanks — enumerated and adopted. It was then voted that the school be called the "Rogers School."

The deed of conveyance, a typical legal document, had one condition — perhaps a curious one for the 19th century, but a particularly significant one to those who read of it in the late 20th. This condition states:

“ — And this conveyance is made upon the condition that said school shall be for the education of the children of Fairhaven, without restriction on account of *sectarian creed or religious belief*; and shall never be maintained as a school separately for Protestant or Catholic children, but both shall enjoy in common its privileges, as they are now enjoyed in the public schools of Fairhaven.”

THE DEDICATION — 1885, September 3rd

So it happened, after years of planning on the part of inspired and professional men — after years of conscientious, day-by-day effort by skilled and unskilled, who labored physically, and made the building grow — after years of a sustained generosity on the part of a donor faithful to his dream — after years of rejoicing by town parents in a new opportunity opening for their young ones — after all this human hope and endeavor the splendid "first gift" was finished and deemed ready for its dedication.

positions at the north-east corner of the building. Mr. Tripp enumerated the contents of a box which was to be deposited in the stone. He then passed the box to Miss Rogers, and she placed it in the receptacle, and with trowel and hammer, completed the sealing. On the northern face of the stone the date was chiselled —

— May 15, 1884 —

Contents of the box were as follows:

Condensed history of the town, listing of churches, schools, merchant and business industries; copy of the *Fairhaven Star*; copies of the *New Bedford Evening Standard* and the *Daily Mercury*; specimen of the coin of the day; postage stamps in use, and papers of special interest to the Rogers family.

STRENGTH OF BUILDING CONSTRUCTION

The work of construction now went forward with increased impetus. No effort or money was spared to make the building aesthetically attractive, healthful, convenient, and thorough in construction. The brick walls were of great solidity, and numerous brick partitions, arches and iron beams attested to the concern of Mr. Rogers that youngsters attending his school should know the safety of solid and expert construction.

The under-floors were laid diagonally, and the cement work of the cellar was poured nearly a foot in thickness. A layer of heavy paper was inserted between the two floors of each room to absorb moisture and deaden sound. The walls received two coats of plaster and were treated with a very hard finish. The blackboards, maneuvered into place, were of solid chemical state, and a large iron tank in the attic supplied water for the boilers.

A November 22, 1884 issue of the *Star* signalled near completion of the building with the announcement that a fancy iron railing was being placed across the archway at the level of the bell deck, and the ridge board had been sealed in copper.

By this time, the school had become a trans-atlantic celebrity! The *Star* confided on September 20, 1884 that:

“A distinguished sanitary engineer (name excluded) and editor of *New York* says that at the international sanitary exposition in London, he saw plans of Rogers School of Fairhaven occupying a conspicuous place in exhibits, and these were unquestionably the finest plans presented at the exposition.”

The exercises took place on September 3, 1885 in the First Congregational Church. The spacious audience room was completely occupied. There were addresses by Daniel W. Deane, Chairman of the Board of Selectmen; Professor Franklin B. Dexter of Yale College; the Rev. Henry J. Fox, Pastor of M.E. Church; and Mr. Herbert Jenney of Cincinnati, Ohio. Then there was a warm articulation of his purposes by Mr. Rogers himself. There was a musical program arranged and trained by the doughty Dr. Cundall, who never once seems to have wavered in enthusiasm for the "great project," and, of course, there were the school children who sang with much gusto.

A printed booklet describing dedication proceedings is available in town records. Well worth reading, it contains every word spoken on that glad occasion. As one considers these dedication speeches today, one is struck by the sincerity of emotion evoked by the occasion; by the sure grasp of fundamental educational policies and procedures; and by an open-minded suggestiveness of future educational trends. It must be remembered that this was a period of marked change in educational thinking and when developing philosophies in the art of teaching were confounding the thinking of the experts. Yet, much that was said by speakers that day regarding learning was sensitive and far-sighted. Much that was suggested — has come to pass.

OCCUPATION!

That faithful raconteur, Dr. Cundall, wrote in a later issue of the *Star*:
"On Monday morning, Sept. 7, 1885 — boys and girls of the town bade adieu to their old discarded school buildings on Green, Spring, Privilege and Centre Streets — and went to the brand new Rogers!"

On Saturday, September 5th, the *Star* printed directives for the first day of school — Monday, Sept. 7th. They follow:

"The Fall Term of the Public Schools will commence, Monday, Sept. 7th, with the following corps of teachers:

High School

Mr. Z. W. Kemp, Principal; Miss Annie E. Fairchild, Assistant

Rogers School

Grammar Department; Room 8, Miss Amanda Sears; Room 7, Lucy F. Winchester; Room 4, Sadie B. Clark.

Primary Department; Room 3, Ida E. Cundall; Room 2, Ruth E. Sears; Room 1, Lena Chubbuck.

Oxford School

Miss Clara A. Bourne

New Boston School

To be supplied.

Nasketucket

Miss Alice P. Winchester.

Scouticut Neck

Miss Mary J. Leymunion.

At the opening of the Rogers School the High School pupils report to the Principal in Room 6.

Other classes of last year will report as follows:

First class, Grammar School, to Miss Fairchild in Rm. 5
Second and Third Grammar classes to Miss A.F. Sears in Rm. 8.
Fourth Grammar class to Miss Winchester in Rm. 7.
First Primary to Miss Clark in Rm. 4.
Second Primary to Miss Cundall in Rm. 3.
Third Primary to Miss R.E. Sears in Rm. 2.
Fourth Primary to Miss Chubbuck in Rm. 1.

The First Classes in Pease, Spring and Green Street Schools report to Miss Winchester in Rm. 7; the Second Classes to Miss Clara Rm. 4; the Third Classes to Miss Cundall, Rm. 3; the Fourth Classes Miss R.E. Sears, Rm. 2; the Primer Classes to Miss Chubbuck, Rm. 1.

Thus, the far-flung school units were brought together, and the "gift" was in business!

MISADVENTURE

Gradually, the outmoded and empty old school houses, largely wooden frame construction, were sold for homes, stores or barns. Some were demolished and used for builders' spare parts or for fire wood.

The town children had settled happily into their grand new quarter when, on December 19, 1885, three months after its opening, the Rogers School was struck by lightning! Witnesses stated that a ball of fire, six inches in diameter struck the ornamental projection of the building on the east side of the tower. Little damage was sustained in the chipping off two small pieces of free-stone.

However, the ill-fortune which had dogged the school in the early days of construction persisted. On March 29th, 1890, the *Star* announced sadly that "T.H. Rogers is not satisfied with the appearance of the out brick walls of Rogers School and proposes to have them removed a

replaced!" The faulty brick was gradually becoming discolored and in some instances, turning white!

On May 10, 1890 the *Star* announced: "The schooner A.E. Rudolph arrived with 120,000 pressed bricks for wall replacement. Ten men are engaged in discharging the vessel."

Thus, in May, 1890, the slow and tedious task of replacing the faulty brick began. Twelve or fourteen men were engaged as all the old brick had gradually to be removed and new inserted. First class workmen were mandatory since great pains had to be taken to ensure a perfect finish, and breaking or chipping had to be avoided at all costs. To protect the new brick, straw was placed between every course in the pile.

At least fifty thousand fine pressed bricks of a superior quality were to be used at the cost of \$50 a thousand! The new bricks were very even in size and a rich dark red in color.

At first it was expected this would be a five month job, but the work went slowly because of many problems. It was necessary to make new plans for window trimmings and arches, and in the midst of infinite difficulties, "Six masons employed on the job quit work because of trouble with the boss!"

An anxious *Star* assured its readers that they need fear no weakening of the building walls because of the brick exchange. Indeed, they were assured, "the removal of the old brick and putting in of new will strengthen the building as the new bricks are harder."

In the middle of this confusion, the Selectmen decided to place upon the building a tablet in terra cotta with the inscription

— **Rogers School** —

The matter was placed in the hands of the already harassed contractor in charge of repairs, and he was instructed to make a suitable design. At last, in November, the work was completed. The plaque was secured to the wall over the front doors, and a wreath was placed around the clock face. The original splendor of the "first gift" was restored.

INTO A NEW CENTURY

It might well be claimed that the erection of the Rogers School provided the means and the incentive for adoption of modern educational trends in the town of Fairhaven. Within the walls of the new school, there was space and stimulus for both teacher and pupil to reach and create. Good teaching and good learning resulted. Moreover, completion of this fine building seemed to evoke in the citizenry a new responsibility for the

education of their children, for when, in 1896, the town started to grow inordinately, there was ready sentiment for the erection of a new school in Oxford. That area had become particularly populous, and the children there were still being taught in a little stone school house on North Street. It was a picturesque little place known as School No. 11, and for sixty-six years it had been in constant use. Now it was deemed inappropriate for school purposes. A town meeting on March 7, 1896 voted \$15,000 for a new school, and this new building, the Oxford School, was dedicated on January 8, 1897.

When Mr. Rogers started the Unitarian Memorial Church in 1902, it presented the old Unitarian Church building to the town for school use. This was first designated as the Rogers School Annex, and later as the Washington Street School.

In 1917 the Job C. Tripp School was begun and the Edmund Anthor Jr. School was built in 1921. In 1925 the East Fairhaven School opened its doors, and Naskatucket had its own school again.

It is not inappropriate to suggest, then, that Mr. Rogers' "first gift served Fairhaven citizens as catalyst in development of a healthy respect for education and a deep interest in the welfare of their children.

EPILOGUE

Under the direction of astute superintendents, principals and teachers — the educational programs of the Rogers School, over the years, have been notable for solid and reasonable aspiration. There has always been emphasis upon sound scholarship and learning through individual approach.

The sturdily constructed building itself — to which an addition was added in 1958 — has served well. Students who have attended have used its facilities with pride and care. Consequently, it is in singularly good condition although it is approaching the end of its first century. The room is light and airy. There is a feeling of space, flexibility and freedom as teacher stands before her class or walks the aisles. Here, the pressing compactness of many of the modern schools does not confine physical or mentally. Teachers still say they "like to teach in the Rogers School."

There have been excellent extra-curricular ventures here. School clubs and athletic teams have been stimulating; school newspapers have augmented the English programs. Colorful fairs have brightened the school grounds, and some particularly effective dramatic offerings as pageants have drawn the citizenry in large numbers to the green lawns. In 1921 an outstanding historical pageant in seven episodes was presented in 1934, in celebration of the fiftieth anniversary of the corner stone laying a pageant written by the teachers of the school was prepared. The 75

anniversary was celebrated in a pageant that depicted the special town meeting acceptance of the deed of conveyance and the dedication exercises held in the Congregational Church in 1885.

Moreover, parents of Rogers School students have, over the years, been consistently generous in support of the school policies, programs and aims. They have brought wisdom to the efforts of the faculty and understanding to the needs of the students.

The following paragraphs are taken from an address delivered by the Rev. Henry J. Fox at the dedication ceremonies for the Rogers School on September 3rd, 1885.

"He might (Mr. Rogers) have chosen to invest his \$100,000 in pictures, in gems, in bronzes, in choice engravings and rare books, and have packed them away in his own house for the delight of his own household. He might have built a memorial for some college or some theological school. He might have given to some great city an incomparable gallery of art. He might have patronized science and endowed a great national observatory. He might have turned his munificence into the various channels which the needs of higher education are ever keeping so imploringly open. He might, like Yale, Vassar, Johns Hopkins, Swain and Cornell, have built a college or endowed professors' chairs. I say he might have done any of these things, and blessed are the men who do them! But if he had allowed his beneficence to run in these channels, he would only have benefited some special class or classes and have done what men of less foresight will do to the end of time. He chose, and I think with a profound wisdom, to do something deeper, broader. In giving a school to the common people he has gone down to the root of things.

"He who furnishes the first rounds of the ladder by which alone men may attain to usefulness and honor, is to my mind, a much greater benefactor than he who puts in the higher rounds. For the higher rounds, a man standing securely on the lower ones may put in for himself, or find hundreds ready to put them in for him. It is the common school that makes the good citizen, that maintains public order, and gives stability to our institutions."

These words of Dr. Fox are more significant to us today as we read them than they could possibly have been at the time they were delivered on the dedicatory platform. For those who attended the exercises in 1885 could never have dreamed of the future beneficence of Mr. Rogers to his home town. They could not foresee a group of splendid buildings he was to raise which have enriched the life of every citizen in the town. They could

not know of the paving of streets; the far-sighted allocation of wells of pure water; the planning of a lovely park; the individual financial grants relatives and family friends who were native to this town. None of the gifts had been proffered in 1885. They were to come over the next few years in an extraordinary outpouring of love and respect for his town.

Yet the initial fruits of this great good will had ripened as the Rogers School was dedicated — and his townspeople, with joy, accepted from Henry H. Rogers — his "first great gift."



Know all Men by these Presents, That I, Henry H. Rogers of New York City, in the State of New York, in consideration of One Dollar to me paid by the Town of Fairhaven, a municipal corporation situate in the County of Bristol and Commonwealth of Massachusetts, do hereby give, grant, bargain, sell and convey unto the Town of Fairhaven aforesaid, a certain lot of land with all the buildings and improvements thereon, situated in said Fairhaven, and bounded on the north by Center Street, on the East by Pleasant Street, on the South by Union Street and on the West by Chestnut Street, containing two hundred sixty two and seventeen one hundredths (262.17) square rods, more or less. To Have and To Hold the same for the uses and purposes of a School to the said Town of Fairhaven, its successors and assigns, with all the privileges and appurtenances thereto belonging, to its and their use and behoof forever, as aforesaid: Provided however, and this conveyance is made upon the condition that said school shall be for the Education of the Children of Fairhaven, without restriction on account of sectarian creed or religious belief: and shall never be maintained as a school separately for Protestant or Catholic children, but both shall enjoy in common its privileges as they are now enjoyed in the public schools of Fairhaven: and in the event of non compliance with or violation of the above condition, the said premises and the buildings and improvements thereon shall revert to the grantor, his heirs, executors administrators and assigns, and he and they may enter and repossess themselves thereof: And provided further, and this conveyance is made upon the express condition, that if at any time in the future it shall become desirable and

Know all Men by these Presents, That I, Henry H. Rogers of New York City, in the State of New York, in consideration of One Dollar to me paid by the Town of Fairhaven, a municipal corporation situate in the County of Bristol and Commonwealth of Massachusetts, do hereby give, grant, bargain, sell and convey unto the Town of Fairhaven aforesaid, a certain lot of land with all the buildings and improvements thereon, situated in said Fairhaven, and bounded on the north by Center Street, on the East by Pleasant Street, on the South by Union Street and on the West by Chestnut Street, containing two hundred sixty two and seventeen one hundredths (262.17) square rods, more or less. To Have and To Hold the same for the uses and purposes of a School to the said Town of Fairhaven, its successors and assigns, with all the privileges and appurtenances thereto belonging, to its and their use and behoof forever, as aforesaid: Provided however, and this conveyance is made upon the condition that said school shall be for the Education of the Children of Fairhaven, without restriction on account of sectarian creed or religious belief: and shall never be maintained as a school separately for Protestant or Catholic children, but both shall enjoy in common its privileges as they are now enjoyed in the public schools of Fairhaven: and in the event of non compliance with or violation of the above condition, the said premises and the buildings and improvements thereon shall revert to the grantor, his heirs, executors administrators and assigns, and he and they may enter and repossess themselves thereof: And provided further, and this conveyance is made upon the express condition, that if at any time in the future it shall become desirable and

suitable location and building to be situated within said Town of Fairhaven, together with the necessary and incidental requirements, the same to be devoted to the uses and purposes of a school subject to the limitations and conditions as above stipulated. And in order more fully to secure the permanent use of said property and its proceeds for school purposes, it is my wish that the Town of Fairhaven keep said School House and its contents suitably insured against loss or damage by fire. And I do hereby for myself and my heirs, executors and administrators, covenant with the grantee, its successors and assigns, that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except as herein contained and above set forth, that I have good right to sell and convey the same, as aforesaid, and that I will, and my heirs, executors and administrators shall Warrant and Defend the same to the said grantee, its successors and assigns, against the lawful claims and demands of all persons, except those arising from the breach of any one or all of the conditions in this conveyance contained. And for the consideration aforesaid I, Abbie P. Rogers, wife of the said Henry H. Rogers, do hereby release unto the said grantee and its successors and assigns, all right of or to both dower and homestead in the granted premises. In Witness Whereof we, the said Henry H. Rogers and Abbie P. Rogers hereunto set our hands and seals this Nineteenth day of June, one thousand eight hundred and eighty five.

Henry H. Rogers L. S.

Abbie P. Rogers L. S.

Received and recorded July 7th 1885, at 4 hrs. 39 m. . P.M.

Geo. B. Richmond, Register.

A true copy of deed recorded in Bristol County S.D. Registry of
Deeds, in Book 113, Pages 331-333 inc.

Attest:

Anna C. Sullway,
Asst. Register

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I**INTRODUCTION**

The Town of Fairhaven, Massachusetts ("the Town") is seeking to sell certain properties that are no longer necessary for municipal purposes. The Town seeks to facilitate the redevelopment of these properties so that they can contribute to the economy of the Town. Through this RFP, the Town will receive sealed Proposals for the sale of certain properties located at _____, _____ and also known as the "Rogers School" and the "Oxford School" (a site map is attached hereto as Exhibit "A"). The Rogers School property contains approximately _____ square feet of land improved by approximately _____ square feet of gross building area and The Oxford School property contains approximately _____ square feet of land improved by approximately _____ square feet of gross building area. The properties are currently zoned Residential (RA). The property is more fully described by the Fairhaven Assessors Field Card attached hereto as Exhibit "B". Proposals will be accepted by developers for one or both of the properties.

II**DEVELOPMENT CONCEPT**

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

In addition to design improvements, disposition of the Development and Property Rights will help to achieve several financial and planning objectives of the Town of Fairhaven. The project will provide accessibility to handicapped persons and the Historic architecture will be restored and adaptively reused. Construction of the Project and the activities which will be located there will help to expand housing, employment and business opportunities for residents, minorities, and women.

III

DESIGN AND DEVELOPMENT GUIDELINES

DESIGN

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

1. Massing and Character

The project should exhibit strong design relationships with neighboring properties, particularly with the orderly pattern established by the street alignment and siting of buildings. The design should be compatible with newer construction and renovation in the area. The architectural design of project components and facades should resemble the human scale of traditional Fairhaven architecture.

2. Provisions for Persons with Disabilities

The project should be designed to fully comply with the provisions of the *Americans with Disabilities Act of 1990* so that persons with disabilities can < enter, travel about, and leave the building in a convenient manner without obstruction.

3. Vehicular Access

Developers should consider the potential impacts on Neighborhood Streets. The scheme should be designed so as not to adversely affect the current traffic flow.

4. Service Areas

Service areas should be inconspicuous, safe and fully enclosed. Use of service areas must not interfere with pedestrian circulation.

5. Landscaping

The premises shall at all times be maintained in an aesthetically appealing manner, free of all debris.

IV
CRITERIA FOR SELECTION OF DEVELOPMENT TEAM

In addition to conforming with the design and development concepts, the Town seeks to receive fair market revenue valued at approximately Thousand and 001100 (\$,000.00). Bids below the Minimum Proposed Purchase Price may be entertained if there are mitigating circumstances.

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

V.
INSTRUCTIONS FOR COMPLETION AND SUBMISSION OF PROPOSALS

A Proposal Consists of:

- *Cover Letter and Transmittal
- *Proposal Forms
- *Required Attachments

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

Sealing and Labeling of Proposals

Proposers must seal copies of their proposals in an envelope with the name “Town of Fairhaven Rogers and Oxford Schools redevelopment proposal” and the submission deadline on the envelope. The name and return address of the proposer must also be indicated on the outside of the envelope. Proposals without sufficient identification will be rejected and returned to the sender.

REQUEST FOR PROPOSALS

Rogers and Oxford Schools Fairhaven, Ma

SUBMISSION OF PROPOSALS

A copy of the proposal must be received at the following address before 4:00 p.m.
on _____, _____, 2014.

ADDRESS: Fairhaven Town Hall
Fairhaven, Massachusetts 027

Property Viewings

_____, 2014 - 12:00 Noon
_____, 2014 - 12:00 Noon

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

The Proposal shall be accompanied by a refundable \$ _____,000.00 deposit which shall be held by the Town. The deposit will be refunded to proposers whose proposal has not been Conditionally Designated. The Deposit of the proposer who has received Conditional Designation shall be held by the Town as part of the required deposit for conveyance.

VI.

EACH PROPOSAL SHOULD CONTAIN THE FOLLOWING INFORMATION

Applicant Information

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

Development Proposal

1. A project summary, including a description of proposed uses and public amenities, proposed ownership structure and anticipated development schedule.
2. A separate narrative response to each of the **eight (8)** questions in Section VIII which refer to the evaluation criteria for the disposition.
3. Architectural drawing of the proposed Development reduced in size to fit into the response package.

Financial Information

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

Financial Responsibility for Proposal Preparation

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

Withdrawal of Proposals

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

VII**PROCEDURES FOR EVALUATION , SELECTION, SALE & CONVEYANCE**

The Town's objectives are to ensure utilization and rapid development of the property rights and to receive as much value as possible for the property and development rights; and to provide for the Town's ongoing interests in the site, including speedy development, and design. To this end, the Town shall evaluate all proposals for conformity to the requirements of this Request for Proposals, and for the degree to which they satisfy the selection criteria in Section VIII. Revenue will be given importance in the selection of the proposal. However, revenue is not the sole criteria in the selection process.

The Town will begin to review and evaluate proposals promptly after the Submission Deadline of _____, **2014**. Evaluation of proposals and selection of the most advantageous proposal will be based solely upon the evaluation and selection criteria listed in Section VIII of this Request for Proposals. The Town reserves the right to waive portions of the Request for Proposals for all proposers, to excuse minor informalities on proposals, or to reject all proposals, if deemed in the best interest of the Town.

Initial Review

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

If a proposer does not adequately complete his or her proposal, or if the Town is unable to determine whether the proposal meets the requirements of the Request For Proposals, the Town may attempt to clarify the proposal, but reserves the right to declare the proposal non-qualifying.

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

Evaluation of Qualifying Proposals

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

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

Financial Review

It is the responsibility of the proposer to designate a competent individual to respond to Town inquiries regarding financial aspects of the proposal. The Town may perform a preliminary analysis of the financial capacity of qualifying proposers to accomplish the proposal and subsequently shall perform an in-depth analysis after the proposer has been conditionally designated. Notwithstanding the previous

sentence, the Town may perform the in-depth analysis prior to conditional designation of a proposer. The Town may withhold Full Designation from a proposer on the basis of responses to the Affidavits required to be submitted as part of the proposal.

Notification to Proposers

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

Terms Of Sale

After a proposal has been selected, the selected proposer will be conditionally designated by the Town. The Town and the Conditionally Designated Developer will negotiate the terms of sale. A firm construction and development schedule must be submitted and agreed upon by all parties. The final transfer agreement shall require compliance with the schedule and shall include a clause to allow the Town to impose substantial penalties for failure to comply with schedule. The agreement shall include a reversion clause that the town may exercise if the proposer fails to substantially proceed with construction and development. The terms must be consistent with the Request for Proposals.

VIII.

SUBMISSION REQUIREMENTS

Qualifying Submission Requirements

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

Form:

The proposal must be submitted with a full set of signed Request For Proposal Application Forms and with all required attachments. It must be submitted in a sealed and properly labeled envelope, and must be received by the Town before the deadline stated of _____, 2014.

Proposed Use:

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



Financial Capacity:

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

Reasonable Responses to Selection Criteria Questions:

The proposer must provide reasonable responses to questions 1 through 8 listed in "Ranking Criteria" in this Section VIII. Each question should be answered separately and completely.

Relative Merit

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

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

RANKING CRITERIA

NOTE: All eight (8) questions must be answered separately by proposer.

1. Purchase Plan (Highly Significant)
Are you willing to pay the consideration of _____ Thousand Dollars (\$ 0,000) or more?
 2. Cash On Hand or Pre-Approved Financing (Highly Significant)
Do you have cash on hand or pre-approved financing from a financial institution?
 3. Other Economic Benefits (Highly Significant)
What other direct revenue benefits does you development plan offer?
 4. Developer Experience (Highly Significant)
What demonstrated production, management experience, and capability does your development team have?
 5. Developer Financial Capacity to Design/Construct (Highly Significant)
What evidence can you show of financial commitment to undertake design and construction of the project?
 6. Developer Financial Capacity to Manage Site (Highly Significant)
What evidence does the development team have to manage this site?
 7. Preliminary Design Plans (Significant)
When will the design of your Proposal be prepared?
When can your development team commence construction?
 8. Employment Initiative (Significant)
What Initiative for employment of Fairhaven residents, minorities, and women does your proposal include during both the construction and the operation phases of the development?
-

IX.
Town's RESERVATION OF RIGHTS

Negotiations

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

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

X.
ATTACHED FORMS

Attached are sample forms which will be requested of the selected proposer.

Attachments:

Beneficial Interest Statement
Affidavit
Proposal Form Cover Sheet
Background of Proposal Organizations
Chapter 803 Disclosure Statement

PROPOSAL FORM COVER SHEET

SUBMITTED TO: Town of Fairhaven
 Fairhaven , MA

DATE RECEIVED BY Town : _____

SUBMITTED BY: **Name:** _____

Firm: _____

Address: _____

Telephone: _____

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

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

Signature

Title

Date

BACKGROUND OF PROPOSING ORGANIZATION

Proposed Purchase Price: \$_____

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

Use separate sheet and attach if further principals are involved.

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

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

9. The Federal Social Security Identification Number of the applicant (the number used on Employers' Quarterly Federal Tax Return, U.S. Treasurer Department Form 941) is:
10. Number of years organization has been in business under current name:
11. Has organization ever failed to perform any contract?
(If answer is yes, state circumstances)

12. Authorization:

Dated at:

This _____ day of _____, 2000.

NAME OF ORGANIZATION: _____

BY: _____

TITLE: _____

13. Attestation

_____, being duly sworn deposes
and says that he/she is the _____ of

_____ and that all answers to
foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this _____ day _____ of
_____ 2000.

Notary Public:

My Commission Expires:

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

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

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

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

CHAPTER 803 DISCLOSURE STATEMENT

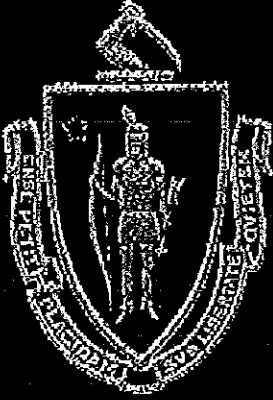
In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify, that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counselling, or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the Town of Fairhaven, or being delinquent, an application for the abatement for such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this day of , 2014 ,

Applicant (Signature)

Co-Applicant (Signature)

Co-Applicant (Signature)



Office of the Inspector General

Commonwealth of Massachusetts

Gregory W. Sullivan
Inspector General

Advisory to Local Officials: Telephone Usage Policies

May 2005

Massachusetts Office of the Inspector General

Address:

Room 1311
John McCormack State Office Building
One Ashburton Place
Boston, MA 02108

Contact Information:

(617) 727 - 9140
(617) 523 - 1205 (MCPPO Program)
(800) 322 - 1323 (Confidential 24-hour Hotline)
(617) 723 - 2334 (FAX)
www.mass.gov/ig

Advisory for Local Officials: Telephone Usage Policies

The Office of the Inspector General has prepared this advisory to help local officials understand the importance of usage policies for government owned land line and cellular telephones. All local jurisdictions should have a telephone usage policy. The Inspector General's office is charged with preventing and detecting fraud, waste, and abuse in state and local government. Whenever possible, we emphasize prevention. This advisory should be used by public officials to create their own telephone usage policies or to update current policies.

Introduction to Telephone Usage Policies

Public employees rely on government telephone systems and cellular telephones to conduct daily business and to better serve the public. It is important that managers be proactive in educating employees in the appropriate usage of telephone systems. The lack of a specific telephone usage policy leaves a jurisdiction vulnerable to waste and abuse, such as unauthorized long distance calls and excessive personal calls made by employees. Without a clear policy, jurisdictions may not be able to hold employees accountable for system abuses.

Local Calls

Telephone usage policies should clearly state that all government owned or operated telephone systems should be used only to conduct official business. Employees should limit personal telephone calls, in frequency and duration, to the greatest extent possible. This includes incoming as well as outgoing telephone calls. Personal calls should not interfere with an employee's duties or with the duties of others in an agency and should not impact an employee's productivity.

Certain personal phone calls may be allowed by a jurisdiction including:

- Calls to notify or contact family members and/or physician in the case of an emergency;

- Calls to notify family members of a scheduling change or travel delay that is a result of government business including calls to make alternate child care or transportation arrangements;
- Brief calls to an employee's residence or family members, and
- Brief calls to local businesses (including government agencies, physicians, auto or home repair) that can only be reached during working hours.

These calls should always be kept to a minimum and only be made on government owned telephones if they could not be reasonably made on a non-government owned telephone, for example, personal cell phones or pay telephones.

Long Distance Calls

Long distance telephone calls using government owned telephones or government issued telephone credit cards should only be made for official government business and these calls should be approved by a supervisor prior to making the call.

Long distance calls should not be made for personal reasons unless they are made for an appropriate reason as discussed above, are approved by a supervisor, and the employee:

- charges the call to a third number (such as the employee's home phone number); or
- makes the call collect; or
- charges the call to a personal prepaid calling card or to a personal credit or debit card; or
- places the call to a toll free (800, 877, 888) number.

Only under limited circumstances should long distance calls be allowed without employee pre-payment. However, a reimbursement policy should be established. As a general rule, taxpayers should not pay for employee's personal telephone calls.

Government Owned Cellular Telephones

Some government employees are provided with cellular phones to conduct business when not in the office. The policies listed above should apply to cellular phones owned

by the government. Cellular phones should only be used to conduct official business. Personal calls should be limited to the greatest possible extent.

In addition, public employees that use cellular phones to conduct business should be aware of the laws and regulations that pertain to the use of cellular devices while operating a motor vehicle. These laws and regulations differ among states. Public employees should act in a manner that is in accordance with these laws and regulations while operating a motor vehicle. Usage policies may define when and where cellular telephones may be used. For example, confidential business should not be discussed on a cellular phone in a public place where the business could be overheard.

Employees receiving cellular telephones should be required to sign that they have received the equipment and understand the usage policies. Employees should be responsible for recharging the equipment. Employees should report service and maintenance issues, including the need for new batteries, to the jurisdiction's designated staff member as soon as possible.

Reimbursement

Government Owned Equipment:

The telephone usage policy should include a section that clearly defines when an employee is expected to provide reimbursement for any personal calls made using government owned equipment. Monthly invoices can be used to identify calls that should be reimbursed by the employee. Reimbursement for personal calls may be made through a payroll deduction or through a direct payment from the employee.

Employee Owned Equipment:

Reimbursement should be made to employees for business calls that are made on an employee's personal equipment. Reimbursement should be made to the employee in accordance with an established reimbursement policy for expenses incurred while conducting official government business.

Employee Responsibility

It is the responsibility of public employees to familiarize themselves with their jurisdiction's telephone usage policy. Employees should be required by their jurisdiction to sign a form acknowledging that they have read and understand the jurisdiction's telephone policy. It should then be the employee's responsibility to make sure that they follow these policies

Management Responsibilities

Local managers should be responsible for establishing a telephone usage policy for their jurisdiction and for making all employees aware of their jurisdiction's policies.

Managers should also be responsible for:

- ensuring employee compliance with the policy;
- reviewing telephone bills for irregular calls or unusual usage;
- collecting reimbursements from employees for personal calls;
- distributing reimbursements to employees for business calls made on personally owned equipment;
- reviewing and evaluating requests for telephone services and equipment such as cellular phones, and
- keeping track of employee certifications if the jurisdiction requires employees to sign one.