

Request for Proposals

58 Chestnut Street

Waltham, Massachusetts

I Introduction

The City of Waltham (Lessor) is currently offering for lease, **“AS IS,”** the municipal building known known as 58 Chestnut Street, Waltham, Massachusetts, as generally identified on the site plan attached hereto as Appendix A. The building is currently occupied and used as an educational facility.

The parcel contains 22,610 square feet of land (.519 acres) and was built in 1902 as a school. The building exterior is red brick, the roof covering is slate and contains approximately 16,940 square feet of space. The building consists of two stories and a basement. Each floor contains 5,646 square feet of space. The first floor consists of a conference room, waiting room and administrative offices. The second floor contains a nurse’s room, staff area and counselor’s office. There is a full basement which contains separate men’s and ladies’ bathrooms, storage and mechanical room. The building is served by a semicircular drive, a three-person elevator, a wheelchair ramp, loading dock and wood deck in the rear. The parcel abuts a municipal metered parking lot to the east, but has little parking on site.

To encourage and assist with restoration of the building, the Mayor is willing to co-sponsor, with the Lessee, a Community Preservation Act (CPA) application for CPA funding for any items needing restoration which qualify for CPA funding, including any window restoration, exterior, roof or any other eligible items.

The City is seeking leases for uses allowed under current zoning - educational and/or recreational and/or institutional. See attached Zoning Table of Uses. Residential uses are prohibited under the terms of any Lease.

II Site Information

Located in the heart of Waltham’s downtown, 58 Chestnut Street is close to Moody and Adams Streets and the Moody Street Business District.

Moody Street is a short distance from Main Street (Route 20), providing access to Boston (9 miles east), Route 128 (2 miles west) and the City of Newton providing access to the Massachusetts Turnpike in Weston, MA.

The building is a former school, the Robbins School which is on the National Register of Historic Places. The building is located in a Residence C Zoning District. The City makes no warranties or representations with regard to any zoning relief.

The building is being leased **“AS IS”**, with no representation, no warranties, neither express or implied, as to the use(s) condition, etc. of the leased premises.

Further, the City is only leasing the building for certain uses currently allowed as-of-right under the zoning district, i.e., educational and/or recreational uses or institutional. Residential uses are prohibited under this RFP or any Lease of the premise.

The surrounding neighborhood has commercial and residential uses.

III Use

- A. Lease of the property is subject to a 2/3rd vote of the City Council and approval of the Mayor.
- B. The City of Waltham is rich in history. A leader in the Industrial Revolution, Waltham boasts an extraordinary number of historic properties, including the former Robbins School. Given that 58 Chestnut Street has a significant architectural and historic heritage, the historic exterior of the building needs to be preserved. Accordingly, the Lease of the property will have an historic restriction. The City intends to lease this property for uses allowed in a Residence C Zoning District per the attached Table of Uses and for a use that preserves the historic part of the building.
- C. The Mayor's recommendation for the use of this property is for a use that preserves the historic nature of the property, an education or recreation or institution use and for a use that does not derogate or harm the surrounding neighborhoods.
- D. The Mayor is willing to co-sponsor, with the Lessee, a Community Preservation Act (CPA) application for CPA funding for any items needing restoration which may qualify for CPA funding, including any window restoration, exterior, roof or any other eligible items.**

IV Required Terms and Conditions

- A. The use of the subject property is subject to the Zoning Ordinances of the City of Waltham and subject to Section III above. See attached Table of Uses for uses that are allowed as of right in the Residence C Zone in which the property is located. Residential uses are prohibited by the terms of this RFP and will be prohibited under Lease of the premises executed hereto. The Lessee shall be responsible for complying with the requirements of the Zoning Ordinance for its intended use of the property, as well as state, federal and other local rules, regulations, laws and ordinances. Preservation of the historic part of the building is required.
- B. The term of the Lease shall be for a period of ten years (10), followed by an additional ten years (10) at the sole discretion of the City.
- C. The Lessee shall be responsible for rent payments that are due annually, payable in advance in monthly installments on the first of the month and to be made payable to the City of Waltham and submitted to the City's Director of Maintenance. **See provisions regarding rent herein.**
- D. The Lessor will work with the Lessee on delineating any parking on the site.
- E. Since the Building is on the National Historic Register, Lessee's plans must be submitted to and approved by the Waltham Historic Commission for any items within its jurisdiction, prior to submission to the Building Department for a building permit(s).
- F. All plans and specifications for improvements to the property must be submitted to and approved by the Building Inspector for the City of Waltham **prior to the commencement of any work** and shall be at Lessee's sole cost and expense. All improvements shall be performed by the Lessee in accordance with the City-approved plans and specifications.

- G. The Lessee shall be responsible for meeting the Building Code in order to secure an Occupancy Permit. The Lessee shall perform all improvements regarding tenant fit-up at its sole cost and expense, including any handicap accessibility that may be required.
- H. No additions or alterations may be made to the exterior or interior of the building without the Mayor's prior written approval.
- I. Over the term of the Lease, the Lessee, at its sole cost and expense, will be required to continue to maintain and repair the building, as well as any accessory building.
- J. Lessor, in addition to other rights and remedies, shall have the right to declare the terms of the Lease ended if Lessee:
1. defaults in payment of a rental installment and such default continues for ten (10) days after written notice thereof; or
 2. defaults in performance of or observance of any other of the Lessee's covenants, obligations, agreements under the Lease and fails to correct such default within thirty (30) days after written notice thereof; or
 3. shall be declared bankrupt or insolvent, according to law, or if any assignment shall be made of the Lessee's property for the benefit of creditors; or
 4. fails to secure an occupancy permit no later than two years from the date the Lease is executed.
- K. Lessee shall not assign its proposal, the Lease agreement, nor its rights, nor sublet any or all of the Leased premises without the prior written approval of both the City Council (2/3 Vote) and Mayor. Such subletting may only be authorized, in the sole discretion of the City Council and Mayor, for a use that is compatible with the public purpose of the Lease agreement and identified allowed uses of this Request for Proposals.
- L. Lessee shall be required to purchase and maintain fire insurance with responsible companies qualified to do business in Massachusetts and in good standing for full replacement value of the property. Lessee will be required to present to the Lessor at the time of signing of the Lease and at other times as the Lessor shall request, a Certificate of Insurance **identifying the City as an additional-named insured** and requiring thirty (30) days' advance notice to the Lessor of any cancellation. The Lessee shall be required to maintain said insurance coverage during the entire Lease term. Lessee shall be responsible for the payment of all required premiums to maintain said insurance during the entire Lease term.
- M. Lessee shall be required to provide comprehensive public liability insurance in the amount one million dollars (\$1,000,000) per person/one million (\$1,000,000) per occurrence, with excess liability/umbrella coverage in the amount of three million dollars (\$3,000,000); and with property damage insurance in limits of one million dollars (\$1,000,000) with responsible companies qualified to do business in Massachusetts and in good standing therein insuring the Lessor as well as the Lessee against injury to persons or damage to property as provided and to be in effect during the entire Lease term. Lessee will be required to present to the Lessor at the time of the signing of the Lease and at other times as the Lessor shall request, a Certificate of Insurance **identifying the City as an additional-named insured** and requiring thirty (30) days advance notice to the Lessor of any cancellation. The Lessee shall be required to maintain said insurance coverage during the entire Lease term. Lessee shall be responsible for the payment of all required premiums to maintain said insurance during the entire lease term.
- N. Lessee shall be responsible for the cost of all repairs occasioned by or due to the fault or neglect of the Lessee, its agents, servants or independent contractors hired by it, visitors, guests, invitees, or any other source.

- O. The Lessee shall also be required to indemnify and hold the City harmless against any and all claims of whatever nature for any injury or damage attributable to the Lessee's use of the Leased premises or to any actions of the Lessee, its agents, servants or employees which may cause or contribute to any injury or damage to any person or entity's property.
- P. The Lessee shall be required to purchase and maintain tenant's insurance in an amount sufficient to replace Lessee's personal belongings contained in the Leased premises during the lease term and shall be required to present a Certificate of Insurance identifying the City as a co-insured and required thirty (30) days advance notice of any cancellation, to the Lessor at the time of the signing of the Lease and at such other times as the Lessor shall request.
- Q. The Lessee shall be responsible for the cost of installing, using, maintaining and repairing all utilities to the property. Lessee is responsible for its/their own air-conditioning needs subject to approval of the City's Maintenance Department.
- R. The Lessee, at its sole cost and expense, shall be responsible for all custodial/janitorial services for the Leased premises during the Lease term. Lessee shall also be responsible, at its sole cost and expense, for all trash removal from the property, any snow removal, landscaping, maintenance etc.
- S. The Lessee shall be responsible for complying with the laws of Massachusetts regarding all entrances and exits, including but not limited to, shoveling all walkways into the Leased premises, ensuring that all exits and entrances are not obstructed and ensuring that the property is handicapped accessible.
- T. Lessee shall be responsible for maintaining the Leased premises in good condition, reasonable wear and tear excluded.
- U. Lessee will be responsible to maintain the exterior of the building and grounds during its tenancy.
- V. Lessee shall not interfere with Lessor's right to access for emergencies or maintenance or repairs.
- W. The Lessor is prohibited from any activity that would constitute a violation of the conflict of interest law (G.L.M. 268A).
- X. Other than documents necessary to effectuate signing of this Lease, the Lease, along with this RFP and the Lessee's response thereto, shall constitute the entire agreement for the Lease of the property. Any amendment to the Lease must be in writing and must be approved in the same manner as the original Lease by both the City Council and Mayor.
- Y. The Lessee shall be responsible for securing all municipal, state and federal permits, including but not necessarily limited to, building and occupancy permits. Lessor makes no representations or warranties with regard to the above or the condition of the property.
- Z. The Lessee is obligated to secure an occupancy permit for the premises no later than two years from the date on which the Lease is effective. As noted above, the Lessee will be taking the building "**AS IS**" and the Lessee will be responsible for taking all actions necessary to secure an occupancy permit.
- AA. The Lessor with Lessee's review, shall be responsible for delineating the parking spaces on the ground, which parking spaces shall be sized and located in accordance with the requirements of the Zoning Ordinance.
- BB. The Lessee shall use the property in such manner and for such allowed purposes as are compatible with the neighborhood and/or the current use(s) of the land by existing tenants/owners as determined at

the sole discretion of the City, including the adjacent spray park. No residential use of the Leased premises shall be permitted.

CC. Lessee agrees to execute any documents necessary to effectuate the Lease of the property.

DD. The provisions of this Proposal will be incorporated by reference into the provisions of the Lease.

EE. Lessee will be required to provide CORI checks where required by Massachusetts Law where children and/or senior citizens are involved. Lessee will have the responsibility for supervising or ensuring that activities are supervised during the Lease term.

FF. Lessee will be responsible for implementing its own COVID-19 safety plan for the building.

GG. All obligations of the Lessee shall be performed at its sole cost and expense.

V Submission Requirements

In addition to Articles I, II, III and IV incorporated herein by reference, Submission Requirements are:

- A. All proposals must be delivered to the Office of the City Purchasing Agent, Crystal Philpott, City Hall, 610 Main Street, Waltham, MA no later than **Monday March 7th, 2022 at 10:00 a.m.**
- B. All proposals (include 3 copies) shall be in sealed envelopes marked, "Proposal for Lease of 58 Chestnut Street, Waltham."
- C. All proposals not received at the Purchasing Agent's office by the date and time specified shall be rejected.
- D. Each proposal (3 copies) must include the following:
 1. A completed Disclosure of Beneficial Interests form, which complies with the requirements of G.L.M. Chapter 7, section 40J. During the lease term, a new disclosure must be filed within 30 days of any change in beneficial interests
 2. A signed affidavit of non-collusion in the form attached hereto.
 3. A certification of tax compliance (G.L.M. Chapter 62C, section 49A).
 4. If the Lessee is other than a natural person, evidence of its legal existence and status, including any recent amendments thereto. Such evidence may include the following:
 - a. Articles of Incorporation
 - b. Trust Agreements
 - c. Partnership Agreements
 5. If the Proposer is a corporation, a Certificate of Authority conveying a certified vote of the Board of Directors authorizing a designated individual to submit the proposal.
 6. A statement of the intended use of the Leased premises and how it preserves the historic building, advances/is consistent with the downtown, does not derogate or harm the surrounding neighborhoods and is an educational, recreational, or institutional use.
 7. A statement of the amount of rent the Lessee proposes to pay over the course of the Lease and the specific Lease term requested.
 8. Evidence of the Lessee's ability to cover the cost of all rent to be paid, all capital improvements to be made and all other financial obligations relating to the rental of the property during the rental

period. Evidence of the Lessee's ability to enter into a lease and to pay the rental price including support letter(s) from a financial institution licensed to do business within the Commonwealth of Massachusetts.

9. A proposed detailed program of capital repairs and replacements, if any and other improvements/repairs proposed. Said program shall be attached to and become a part of the Lease.
10. Resumes and position descriptions of all personnel of Lessee who will be responsible for supervising construction work to be performed under the Lease.
11. A list of past projects in which the Lessee has been involved.
12. An inventory of any and all personal property that will be stored or maintained in the Leased premises. Such list shall be updated by the Lessee as such personal property is added or removed.
13. The Lessee shall be responsible for maintaining its own insurance covering any personal property located on or in the Leased property during the Lease term and the Lessee shall indemnify and hold the City harmless from any claims for damages or loss relating to any such personal property.
14. Insurance Certificate showing the required limits and with the following text in the Description of Service Box: "The City of Waltham is Named Additional Insured for fire, comprehensive public liability, and property Insurance."
15. For a corporation, a certified copy of the most recent Annual Report and any Amendments subsequent to the most recent filing as recorded with the Secretary of State.

The City reserves the right to request additional documentation and may independently verify information provided.

VI Evaluation Criteria

All proposals shall be evaluated based on the following criteria:

A. Submission Requirements: All proposals must be properly submitted and contain all of the completed documents and forms as set forth above in V—Submission Requirements. The City shall determine if the Submission Requirements have been satisfied. The Purchasing Agent shall refer all proposals that meet the Submission Requirements to the Evaluation Committee, as expanded upon below in VI B. Any proposal, which does not contain all the completed documents and forms set forth in Section V- Submission Requirements, shall be rejected.

B. Comparative Evaluation Criteria: An Evaluation Committee, consisting of one representative from the Building Department, Planning Department and Maintenance Department will evaluate all proposals referred to it by the Purchasing Agent. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of the proposed use, the amount of rent to be paid, and capital improvements to be made. The Evaluation Committee's review will be based on the relative merits of the proposals in terms of:

For the First Five Years of the Lease

1. Proposed Use (10% of total points). Each proposal shall be given a score of 1 to 5 (with 5 being the highest score) based on the extent to which it preserves the historic nature of the building, for a use which is education, recreation, or institutional and for a use that does not derogate or harm the surrounding neighborhoods.
2. Rental Stream (10% of total points). The Evaluation Committee will determine the present value of the rental stream to be generated by each proposal. Each proposal will be given a score of 1 to 5 (with 5 being the highest score) based upon the present value of rental payments and the financial strength of the proposal.

- 3 Proposed Capital Improvements (80% of total points). The Evaluation Committee will determine the value of the Capital Improvements that will be performed by Lessee and paid for by Lessee, not the City, nor any City program. Each Proposal will be given a score of 1 to 5 (with 5 being the highest score) based upon the present value of the capital improvements to be paid by Lessee.

For the Second Five years of the Lease and Thereafter

- 4 Rental Stream (50% of total points). The Evaluation Committee will determine the present value of the rental stream to be generated by each proposal. Each proposal will be given a score of 1 to 5 (with 5 being the highest score) based upon the present value of rental payments and the financial strength of the proposal.
- 5 Proposed Capital Improvements (50% of total points). The Evaluation Committee will determine the value of the Capital Improvements that will be performed by Lessee and paid for by Lessee, not the City, nor any City program. Each Proposal will be given a score of 1 to 5 (with 5 being the highest score) based upon the present value of the capital improvements to be paid by Lessee.

C. Evaluation: Once points are established for the use, rental stream and capital improvements for each proposal, the Evaluation Committee will weigh these criteria as listed above. Based on the final scores assigned to each proposal, the Evaluation Committee shall make its recommendation to the Mayor and City Council of the City of Waltham who shall identify the most advantageous proposal.

VII Award

The Lease between the City and the successful respondent is subject to the approval of both the Mayor and the City Council (2/3 vote).

VIII Miscellaneous

- A. The City reserves the right to reject any and all proposals at any time prior to the execution of the Lease.
- B. All renovations shall become fixtures and property of the City of Waltham.
- C. The City of Waltham will conduct one pre-proposal site visit of the property on Thursday February 24th, 2022 at 10 AM. Interested parties should meet in front of 58 Chestnut Street at said date and time. This will be the only opportunity to conduct a detailed inspection of the property before the RFP due date.
- D. All questions regarding the RFP should be submitted in writing to the Purchasing Agent who will respond via addenda to all interested parties. Addenda will also be posted on the City's website.
LAST DAY FOR WRITTEN QUESTION Friday February 25th at Noon to cphilpott@city.waltham.ma.us

**QUESTIONS SHOULD NOT BE SUBMITTED TO CITY COUNCILLORS OR THE MAYOR
AS THE RFP PROCESS REQUIRES A SEALED BID PROPOSAL FROM ALL BIDDERS. THE MAYOR AND CITY
COUNCILLORS ARE SUBJECT TO MASSACHUSETTS CONFLICT OF INTEREST LAWS.**

Central Register – Acquisition or Disposition of Real Property

Authority:

City of Waltham
610 Main Street
Waltham, MA
(781) 314-3242

Description of Property:

58 Chestnut Street, Waltham, MA 02453
Building Area : 16,940 sq. ft. of space all floors:
Land area 22,610 sq. feet

Any parking on site to be delineated

Proposal Deadline:

March 7, 2022 at 10 am

Estimated Value, Source of Valuation – Board of Assessors
Assessed Value: Total \$1,317,400 - Land \$470, 700 and
Building \$846,700
Appraised Value – \$4.50 per sq. ft. as of January 13, 2022
(Warehouse Value)

Additional Information:

See attached Assessor’s Card

The City plans to lease the building and land. The building is being leased “AS IS”. The City intends to lease this property for a use that preserves the historic exterior of the property, for an education, recreation, or institutional use, for a use that does not derogate or harm the surrounding neighborhood and for a use that is allowed by right under current zoning. No residential use of the property shall be allowed. It is the responsibility of the successful Proposer/Lessee to secure any necessary municipal approvals and perform any improvements necessary to occupy the property.

The City is willing to co-sponsor a Community Preservation Act (CPA) application for eligible items needing restoration or repairs.

Copies of the Request for Proposals are available at www.city.waltham.ma.us/open-bids

THE CITY RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS .

CITY OF WALTHAM, MASSACHUSETTS
REQUEST FOR PROPOSALS
PROPERTY FOR LEASE

SEALED PROPOSALS for the lease of the building and lot located at 58 Chestnut Street will be received at the Office of the Purchasing Agent, City Hall, 610 Main Street, Waltham, MA 02452, until **10 a.m. Monday March 7th, 2022,** at which time they will be opened and read. Proposal specifications may be obtained by visiting the City of Waltham's website at <https://www.city.waltham.ma.us/open-bids>.

A property inspection date is set for: **Thursday February 24th, 2022 at 10:00AM**

The City reserves the right to reject any and all proposals.

Crystal Philpott, MCPPO
Purchasing Agent, CPO
781-314-3244
cphilpott@city.waltham.ma.us

Advertisement

**58 CHESTNUT STREET
PARCEL MAP
CITY OF WALTHAM
MASSACHUSETTS**

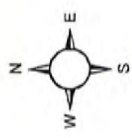


DISCLAIMER:
This map is for reference and planning purposes only. It is prepared for the inventory of real property within the City of Waltham and is compiled from tax maps, recorded deeds and plats. Users of this tax map are hereby notified that the aforementioned public primary information sources should be consulted for the verification of the information contained on this map. The City of Waltham and its mapping contractors assume no legal responsibility for the information contained herein.

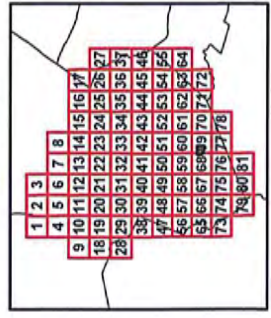
DATA SOURCE:
The digital planimetric base map data was developed by Chas H Seis, Inc. and are updated using spring 2021 1"= 40' scale color orthophotographs. The parcel data and are current as of January 2022. Map prepared by City of Waltham GIS.

Legend

- Edge of Pavement
 - ▭ Tax Map Grid
 - ▭ Parcel Lines
 - ▭ Private Walkway
 - ▭ Swimming Pools
 - ▭ Buildings
 - ▭ Paved Area
- Parcel Number: **R069 015 0001**
Address Number: **19**



90 Feet
1 inch = 90 feet



ZONING CODE

Z Attachment 4

City of Waltham

Sec. 3.4. Table of Uses.

[Amended 6-10-1991 by Ord. No. 27154; 6-10-1991 by Ord. No. 27156; 12-12-1991 by Ord. No. 27265; 12-23-1991 by Ord. No. 27265; 3-8-1993 by Ord. No. 27503; 5-9-1994 by Ord. No. 27715; 5-23-1994 by Ord. No. 27732; 1-11-1995 by Ord. No. 27853-A; 3-28-1995 by Ord. No. 27884; 5-22-1995 by Ord. No. 27909; 5-13-1996 by Ord. No. 28125; 5-28-1996 by Ord. No. 28135; 8-4-1997 by Ord. No. 28403; 2-26-2001 by Ord. No. 29197; 5-28-2002 by Ord. No. 29513; 12-23-2002 by Ord. No. 29628; 3-1-2005 by Ord. No. 30012; 4-28-2008 by Ord. No. 30876; 12-22-2008 by Ord. No. 31011; 6-23-2009 by Ord. No. 31147; 6-27-2011 by Ord. No. 31583; 10-16-2013 by Ord. No. 32037; 12-9-2013 by Ord. No. 32080; 1-13-2014 by Ord. No. 32097; 6-23-2014 by Ord. No. 33106; 3-14-2016 by Ord. No. 33408; 3-27-2017 by Ord. No. 33702; 8-1-2017 by Ord. No. 33817; 9-10-2018 by Ord. No. 34192; 12-10-2018 by Ord. No. 34282; 4-22-2019 by Ord. No. 34437; 5-28-2019 by Ord. No. 34472]

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(I)	LC	C	I	C/R	Use Reference
Residential																	
Single-family detached (Sec. 3.606)	Y	Y	Y	Y	Y	Y	Y	Y	N	SI	SI	N	N	N	N	N	3.21
Two-family detached (Sec. 3.607)	N	N	N	N	Y	Y	Y	N	N	SI	SI	N	N	N	N	N	3.22
Accessory dwelling units (Sec. 3.616)	S2	S2	S2	S2	N	N	N	N	N	N	N	N	N	N	N	N	3.23
Multifamily dwellings (Sec. 3.618)	N	N	N	N	N	Y1	Y1	Y	Y1	Y1	Y1	Y1	N	N	N	N	3.24
Rooming houses	Y	Y	Y	Y	Y	Y1	Y1	Y	N	Y1	Y1	Y1	N	N	N	N	3.25
Lodging houses (Sec. 3.639)	N	N	N	N	N	SI	SI	N	N	SI	SI	SI	N	N	N	N	3.26
Hotels/motels (Sec. 3.617)	N	N	N	N	SI	SI	SI	N	N	SI	SI	SI	SI	SI	SI	SI	3.27
Family day-care homes (Sec. 3.609)	Y	Y	Y	Y	Y	Y	Y	Y	Y	SI	SI	SI	N	N	N	N	3.28
Medical offices in residences	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	3.29
Customary home occupations (Sec. 3.611)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	3.210
Accessory uses/residential (Sec. 4.22)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	3.211
Garage, private	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.212
Trailer/mobile home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.213
Institutional																	
Churches	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.214
Educational uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.215
Municipal buildings	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	3.216
Cemeteries	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	3.217
Hospitals, sanitoriums, nursing homes, philanthropic institutions (Sec. 3.610)	SI	SI	SI	SI	SI	SI	SI	Y (3.811)	Y (3.811)	SI	SI	SI	N	N	N	N	3.218

KEY:
Y = Permitted use as of right
N = Not permitted
Y1 = Permitted by right and additional intensity of use permitted by special permit from the City Council
SI = Permitted only by special permit by City Council
S2 = Use permitted only by special permit by Board of Appeals

Z Attachment 4:1

CITY OF WALTHAM

Sec. 3.4. Table of Uses.

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(I)	LC	C	I	C/R	Use Reference
Assisted living facilities	N	N	SI	SI	SI	SI	SI	Y1	Y1	SI	SI	N	N	N	N	N	3.218A
Cat shelter	SI	SI	SI	SI	SI	SI	SI	N	N	SI	SI	SI	Y	Y	Y	N	3.218B
Public service corporations (Sec. 3.614)	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	N	S2	S2	N	3.219
Membership clubs (Sec. 3.608)	SI	SI	SI	SI	SI	SI	SI	SI	SI	SI	Y1	Y1	N	Y1	Y1	SI	3.220
Garages, public	N	N	N	N	N	N	N	Y (3.811)	Y (3.811)	Y1	Y1	Y1	Y1	Y1	Y1	N	3.221
Commercial																	
Retail stores (Sec. 3.634)	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.222, 3.27
Body art establishments (Sec. 3.222A)	N	N	N	N	N	N	N	N	N	N	SI	SI	N	SI	SI	N	2.347
Laundromats	N	N	N	N	N	N	N	N	N	N	Y1	Y1	N	Y1	Y1	N	3.223
Business and professional offices and banks	N	N	N	N	N	N	N	Y (3.811)	SI (3.811)	Y1	Y1	Y1	Y1	Y1	Y1	N	3.224
Organ procurement organization	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	3.224A
Drive-in customer service (Sec. 3.635)	N	N	N	N	N	N	N	N	N	SI	SI	SI	SI	SI	SI	N	3.225
Arcades	N	N	N	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	3.226
Retail gasoline stations (Sec. 3.634)	N	N	N	N	N	N	N	N	N	Y1	Y1	N	N	Y1	Y1	N	3.227
Restaurants	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.228
Retail bakery	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.228C
Delicatessen	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.228D
Fast-food establishments (Sec. 3.620)	N	N	N	N	N	N	N	N	N	SI	SI	N	N	SI	SI	N	3.229
Taverns	N	N	N	N	N	N	N	N	N	N	Y1	N	N	Y1	Y1	N	3.230
Micro-brewery restaurant	N	N	N	N	N	N	N	N	N	N	N	Y	SI	N	N	N	3.228A
Catering establishments	N	N	N	N	N	N	N	N	N	N	Y1	N	N	Y1	Y1	N	3.231
Funeral homes	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.232
Private schools	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.233
Radio and television broadcasting studios	N	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	Y1	Y1	N	3.234
Radio, television, microwave, communication, radar or other tower (Sec. 3.621)	N	N	N	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	3.234

KEY:

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ZONING CODE

Sec. 3.4. Table of Uses.

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(1)	LC	C	I	C/R	Use Reference
Indoor theaters	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	N	3.235
Newspaper publishing and printing	N	N	N	N	N	N	N	N	N	N	N	Y1	N	Y1	Y1	N	3.236
Car wash (Sec. 3.622)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	N	3.237
Wholesale, storage and warehousing	N	N	N	N	N	N	N	N	N	N	Y1	N	N	Y1	Y1	N	3.238
Off-street parking (Sections 3.601 through 3.605)	Y	Y	Y	Y	SI	SI	SI	Y (3.811)	Y (3.811)	Y	Y	Y	Y	Y	Y	N	3.239
Used car lot (Sec. 3.632)	N	N	N	N	N	N	N	N	N	N	SI	N	N	SI	SI	N	3.240
Associated commercial recreation (Sec. 3.636)	N	N	N	N	N	N	N	N	N	SI	SI	SI	SI	SI	SI	N	3.267
Accessory uses/commercial	N	N	N	N	N	N	N	Y (3.811)	Y (3.811)	Y	Y	Y	Y	Y	Y	Y	3.241
Tea shop	N	N	N	N	N	N	N	N	N	N	N	Y1	Y1		N	N	3.228B
Animal shelter (Sec 3.643)	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	N	3.226D
Kennel (Sec. 3.644)	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	N	3.226E
Medical marijuana treatment center (Sec. 11.210)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	N	Use Reference Article XI
Medical marijuana cultivation (Sec. 11.28)	SI	SI	SI	SI	SI	SI	SI	SI	SI	SI	SI	SI	SI	SI	SI	SI	Use Reference Article XI
Electronic game center	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	3.226G
Marijuana establishments (nonmedical marijuana)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	N	
Commercial marijuana cultivation (nonmedical marijuana)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	N	
Smoke shop (Sec. 3.647)	N	N	N	N	N	N	N	N	N	SI	SI	SI	N	SI	SI	N	3.222B
Industrial																	
Accessory off-street parking	N	N	N	N	N	N	N	Y (3.811)	Y (3.811)	N	Y	Y	Y	Y	Y	N	3.242
Railroad and transit station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	3.243
Windmills	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y1	Y1	N	N	Y1	Y1	N	3.244
Electric lighting, gas works and power stations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	3.245
Fuel oil and gas storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	3.246

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CITY OF WALTHAM

Sec. 3.4. Table of Uses.

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	BB	BC(1)	LC	C	I	C/R	Use Reference
Heavy trucking and equipment storage (Sec. 3.628)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	N	3.247
Open storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.248
Truck or private bus terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y1	N	3.249
Light manufacturing (Sec. 3.623)	N	N	N	N	N	N	N	N	N	N	SI	N	Y1	Y1	N	N	3.250
Research labs, structures and accessory uses	N	N	N	N	N	N	N	Y (3.811)	SI (3.811)	N	N	N	Y1	Y1	Y1	N	3.251
General manufacture	N	N	N	N	N	N	N	N	N	N	N	N	N	Y1	Y1	N	3.252
Autobody shop (Sec. 3.626)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	N	N	3.253
Plastics manufacturing (Sec. 3.629)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	N	N	3.254
Steam laundry	N	N	N	N	N	N	N	N	N	N	N	N	N	Y1	N	N	3.255
Heliports-airports (Sec. 3.627)	N	N	N	N	N	N	N	SI	SI	N	N	N	SI	SI	N	N	3.256
Junkyards (Sec. 3.633)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	N	3.257
Garbage dumps and sanitary landfills	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.258
Composting facility (3.640)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	N	3.2581
Yard waste transfer station (3.641)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	N	3.2582
Organic products storage (3.642)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	N	3.2583
Automobile recycling center	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	N	3.259
Accessory uses/manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	3.260
Adult entertainment enterprises (Sec. 2.303A)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	N	3.2421
Agriculture																	
Farms	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.261
Livestock farms under 5 acres (Sec. 3.612)	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	N	3.262
Livestock farms over 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.262
Farm stands	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	3.263
Conservation/Recreation																	
Conservation, water and water supply area	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	3.264
Public outdoor recreation facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	3.265
Semipublic outdoor recreation facility (Sec. 3.630)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	3.266

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ZONING CODE

Sec. 3.4. Table of Uses.

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HRI	HR2	BA	BB	BC(I)	LC	C	I	C/R	Use Reference
Conservation/Recreation																	
Nonprofit sports/recreational clubs with grounds for games and sports	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	Y1	3.220A
Commercial recreational facilities, outdoor	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	Y1	3.226B
Commercial recreational facilities, indoor (Sec. 3.608A)	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	SI	3.226A
Commercial conservation/nature facilities	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	SI	3.226C
Small athletic and fitness facilities, indoor	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Use Reference 3.226F

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NOTES:

(1) Residential uses shall only be allowed in the BC District on upper floors (floors two through five) unless development occurs as part of a Riverfront Overlay District special permit (See Section 8.4.) or as part of an intensity of use special permit, provided that in no case shall any first-floor residential unit or portion thereof be located on or within 50 feet of the street line of any of the followings streets: Elm Street, Main Street, Moody Street. In the BC District, residential uses shall have separate and distinct entrances from any and all commercial uses, and commercial and residential uses shall not be located on the same floor, except that commercial and residential uses may be allowed on the first floor where development occurs as part of an intensity of use special permit, provided that in no case shall any first-floor residential unit or portion thereof be located on or within 50 feet of the street line of any of the followings streets: Elm Street, Main Street, Moody Street. Multiple residential and/or nonresidential principal buildings may be allowed in the BC District on the same lot when development occurs as part of an intensity of use special permit, provided that all other provisions of Section 4.215 shall be complied with. Further, in instances of new residential construction, excluding rehabilitation or remodeling of existing structures, said residential uses shall be permitted to abut other structures of any type on only one side, and all other sides shall be at least 25 feet from all other structures.

ZONING CODE

Z Attachment 5

City of Waltham

Sec. 4.11. Table of Dimensional Regulations

(See Section 4.12 for footnotes)

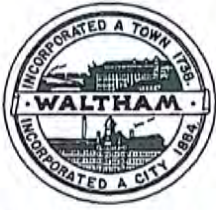
[Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513; 12-23-2002 by Ord. No. 29628; 6-13-2005 by Ord. No. 30180; 6-26-2006 by Ord. No. 30450; 6-24-2013 by Ord. No. 31971; 12-10-2018 by Ord. No. 34279; 12-10-2018 by Ord. No. 34282]

District	Minimum Building Setback(s) (23)(24)(25)			Maximum Building Height (18) (21) (23) (24) (26) (feet)	Maximum Stories (23) (24) (26)	FAR by Right (17)	FAR by Special Permit (17)(22) (23)(24)	Maximum Lot Coverage (percent) (2) (23)(24)	Minimum Open Space (percent) (9), (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
RA-1	40	20	40	35	2.5	—	—	20	—	20,000	—	100	—	—	—
RA-2	40	20	40	35(11)	2.5	—	—	20	—	15,000	—	80	—	—	—
RA-3	25	15	30	35(11)	2.5	—	—	25	—	9,600	—	70	—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
RA-4	25	15	30	35	2.5	—	—	25	—	7,000	—	60	—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
RB	15	10	30	40	3.0	—	—	30	—	—	—	60	—	—	—
Single-family										6,000	—				
Two-family										6,000	—				
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
RC	10	10(3)	20(4)	40	3.0	.20	.60	30	15	—	—	50	—	—	—
Single-family										6,000	—				
Two-family										6,000	—				
Multifamily										6,000	6				
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
RD	75	45	60	50	4.0	.20	.80	30	15	5 acres	6	50	—	—	—
HRI															
Except assisted living	10	10	20	74	6	1.8	—	75	—	10,000	59	50	—	—	—
Assisted living	40	40	40	74	6	1.0	1.5	—	—	40,000	—	100	1,000	500	100
HR2															
Except as to multifamily and assisted living	10	10	20	74	6	1.0	1.25	75	—	10,000	40	50	—	—	—

CITY OF WALTHAM

Sec. 4.11. Table of Dimensional Regulations
(See Section 4.12 for footnotes)

District	Minimum Building Setback(s) (23)(24)			Maximum Building Height (18) (21) (23) (24) (feet)	Maximum Stories (23) (24)	FAR by Right (17)	FAR by Special Permit (17)(22) (23)(24)	Maximum Lot Coverage (percent) (2) (23)(24)	Minimum Open Space (percent) (9), (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
Multifamily	10	10	20	74	6	0.01	1.25	75	—	10,000	3	50	—	—	—
Assisted living	40	40	40	74	6	0.5	1.25	—	—	40,000	—	100	1,000	50	100
HR1															
Single-family detached	25	15	30	35(11)	2.5	—	—	25	—	9,600	—	70	—	—	—
BA	10	0	15	36	3	50(16)	1.0	0	—	0	—	50	—	—	—
Res uses	10	10	20	36	3	.20	.80	30	15	6,000	6	50	—	—	—
Assisted living facilities	40	40	40	35	3	—	—	—	—	40,000	—	100	1,000	500	100
BB	0	0	25	48	4	—	2.5	0	—	0	—	50	—	—	—
Res uses	10	10	20	40	4	50(16)	1.0	35	15	6,000	10	50	—	—	—
Assisted living facilities	40	40	40	35	3	.25	—	—	—	40,000	—	100	1,000	500	100
BC	0	0(13)	25	65	5	1.0	2.5	90	—	—	30	40	—	—	—
LC	150(5)	100(5)	100(5)	40	3.0	.25	.60	30	25(6)	5 acres	—	400	—	—	—
C	10(7)	15(7)	25(7)	80	8	.4(16)	2.0	—	—	10,000	—	50	—	—	—
I	10(8)	15(8)	25(8)	80	8	.4(16)	2.0	—	—	0	—	50	—	—	—
C/R	100	100	100	20	1	0.05	0.10	5	10	4 acres	0	100	—	—	—
Detached garage	As required by district	3	3	—(1)	1	—	—	0	—	0	—	50	—	—	—
Accessory building	As required by district	5	5	—(1)	1	—	—	0	—	0	—	0	—	—	—
Swimming pool (19)	As required by district	10	10	—	—	—	0	—	0	—	—	0	—	—	—



*City of Waltham
Massachusetts*

Waltham Building Department
William L. Forte
Inspector of Buildings
Superintendent of Public Buildings

January 5, 2022

The Honorable Jeannette A. McCarthy
Waltham City Hall
610 Main Street
Waltham, MA 02451

Dear Mayor McCarthy,

The building known as 58 Chestnut Street serves no useful purpose for the Building Department and/or, for the city, at this time.

Respectfully,

William L. Forte
Inspector of Buildings
Superintendent of Public Buildings

R069 016 0016
Map Block Lot

1 of 1 COMMERCIAL
CARD City of Waltham

Total Card / Total Parcel
APPRAISED: 1,317,400 / 1,317,400
USE VALUE: 1,317,400 / 1,317,400
ASSESSED: 1,317,400 / 1,317,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
903	22610.000	846,700		470,700	1,317,400

Legal Description

Entered Lot Size	Total Land	Land Unit Type
0.519	470,700	
0.519	470,700	
Sources: Market Adj Cost Total Value per SQ unit /Card: 77.78 /Parcel: 77.78		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes
2022	903	FV	846,700	0	22,610	470,700	1,317,400		Year End Roll
2021	903	NC	846,700	0	22,610	470,700	1,317,400		Year End Roll
2021	903	FV	846,700	0	22,610	451,900	1,298,600		Year End Roll
2021	903	PTCH	762,900	0	22,610	433,000	1,195,900		1,195,900 patch
2020	903	FV	762,900	0	22,610	433,000	1,195,900		Year End Roll
2020	903	EX	762,900	0	22,610	433,000	1,195,900		Year End Roll
2020	903	NC	762,900	0	22,610	433,000	1,195,900		Year End Roll
2019	903	FV	762,900	0	22,610	395,400	1,158,300		Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tsl	Verif	Notes
CITY OF WALTHAM	2837-271		8/11/1900			No	No		

UNIT DEFINED

Prior Id #	1	2	3
Prior Id # 1:			
Prior Id # 2:			
Prior Id # 3:			

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electr			
	Exmpt			
D	est			
s	Topo			
t	Street 41			
	Gas:			

LAND SECTION (First 7 lines only)

Use Code	LUC	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Inllu	Neigh Mod	Appraised Value	%	Class	Land Code	Notes
903	MUNICIPAL		22610		SQ. FT.	SITE		0	25	0.83	CA	1.00		470,678				470,700

ACTIVITY INFORMATION

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
2/3/2005	62	ALTERATI	78,500/C					

BUILDING PERMITS

Date	Result	By	Name
5/13/2005	MEAS&INS	345	JAMES HALL

VERIFICATION OF VISIT HISTORY

Spec	J	Use Value	Notes
		470,700	

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

NARRATIVE DESCRIPTION

This parcel contains 22,610 SQ. FT. of land mainly classified as MUNICIPAL with a SCHOOL Building built about 1900, having primarily BRICK Exterior and 16938 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electr			
	Exmpt			
D	est			
s	Topo			
t	Street 41			
	Gas:			

LAND SECTION (First 7 lines only)

Use Code	LUC	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Inllu	Neigh Mod	Appraised Value	%	Class	Land Code	Notes
903	MUNICIPAL		22610		SQ. FT.	SITE		0	25	0.83	CA	1.00		470,678				470,700

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2005	MEAS&INS	345	JAMES HALL

VERIFICATION OF VISIT HISTORY

Spec	J	Use Value	Notes
		470,700	

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

NARRATIVE DESCRIPTION

This parcel contains 22,610 SQ. FT. of land mainly classified as MUNICIPAL with a SCHOOL Building built about 1900, having primarily BRICK Exterior and 16938 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electr			
	Exmpt			
D	est			
s	Topo			
t	Street 41			
	Gas:			

LAND SECTION (First 7 lines only)

Use Code	LUC	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Inllu	Neigh Mod	Appraised Value	%	Class	Land Code	Notes
903	MUNICIPAL		22610		SQ. FT.	SITE		0	25	0.83	CA	1.00		470,678				470,700

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2005	MEAS&INS	345	JAMES HALL

VERIFICATION OF VISIT HISTORY

Spec	J	Use Value	Notes
		470,700	

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

NARRATIVE DESCRIPTION

This parcel contains 22,610 SQ. FT. of land mainly classified as MUNICIPAL with a SCHOOL Building built about 1900, having primarily BRICK Exterior and 16938 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electr			
	Exmpt			
D	est			
s	Topo			
t	Street 41			
	Gas:			

LAND SECTION (First 7 lines only)

Use Code	LUC	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Inllu	Neigh Mod	Appraised Value	%	Class	Land Code	Notes
903	MUNICIPAL		22610		SQ. FT.	SITE		0	25	0.83	CA	1.00		470,678				470,700

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2005	MEAS&INS	345	JAMES HALL

VERIFICATION OF VISIT HISTORY

Spec	J	Use Value	Notes
		470,700	

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

NARRATIVE DESCRIPTION

This parcel contains 22,610 SQ. FT. of land mainly classified as MUNICIPAL with a SCHOOL Building built about 1900, having primarily BRICK Exterior and 16938 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electr			
	Exmpt			
D	est			
s	Topo			
t	Street 41			
	Gas:			

LAND SECTION (First 7 lines only)

Use Code	LUC	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Inllu	Neigh Mod	Appraised Value	%	Class	Land Code	Notes
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ACTIVITY INFORMATION

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5/13/2005	MEAS&INS	345	JAMES HALL

VERIFICATION OF VISIT HISTORY

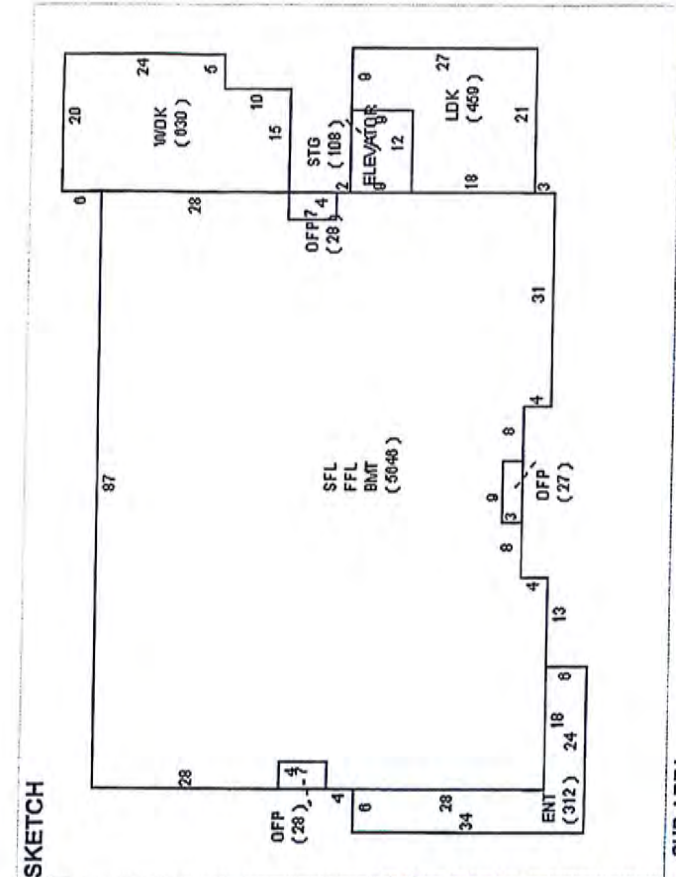
Spec	J	Use Value	Notes
		470,700	

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

NARRATIVE DESCRIPTION

This parcel contains 22,610 SQ. FT. of land mainly classified as MUNICIPAL with a SCHOOL Building built about 1900, having primarily BRICK Exterior and 16938 Square Feet, with 0 Unit, 0 Bath



COMMENTS
 LOT # 58 CHESTNUT STREET : 58 CHESTNUT STREET.

RESIDENTIAL GRID
 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: HB6

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

EXTERIOR INFORMATION
 Type: 58 - SCHOOL
 Sty Ht: 2 - 2 story
 (Liv) Units: Total: 0
 Foundation: 03 - BRK/STN
 Frame: 03 - CONCRETE
 Prime Wall: 07 - BRICK
 Sec Wall:
 Roof Struct: 02 - HIP
 Roof Cover: 02 - SLATE
 Color: RED BRICK
 View / Desir:

BATH FEATURES
 Full Bath Rating:
 A Bath Rating:
 3/4 Bath Rating:
 A 3/8Bth Rating:
 1/2 Bath: 6 Rating: Average
 A HBth Rating:
 OtherFic: 20 Rating: Average
 OTHER FEATURES
 Kils: 1 Rating: Average
 A Kils: Rating:
 Fprt Rating:
 WShfue: Rating:

GENERAL INFORMATION
 Grade: C - AVERAGE
 Year Bilt: 1900 Eff Yr Bilt:
 Alt LUC: All %:
 Jurisdic:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION
 Avg Ht/Ft: 12
 Prim Int Wall: 02 - PLASTER
 Sec Int Wall: 04 - SOLID WO 25%
 Partition: T - TYPICAL
 Prim Floors: 14 - ASPHALT TILE
 Sec Floors: 04 - CARPET 40%
 Bsmnt Flr: 14 - ASPHALT TILE
 Subfloor:
 Bsmnt Gar:
 Electric: 03 - TYPICAL
 Insulation: 02 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 01 - OIL
 Heat Type: 05 - STEAM
 # Heat Sys: 1
 % Heated: 100
 Solar HW: NO
 % Com Wal
 % AC: 95
 Central Vac: NO
 % Sprinkled

CONDOS INFORMATION
 Location:
 Total Units:
 Floor:
 % Own:
 Name:
 Depreciation
 Phys Cond: AV - Average 30 %
 Functional:
 Economic:
 Special:
 Override:
 Total: 30 %

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descr	%	Qu #	Ten
BMT	BASEMENT	5,646	21,200	119,697						
FFL	FIRST FLOOR	5,646	84,800	478,786						
SFL	SECOND FLOOR	5,646	84,800	478,786						
WDK	WOOD DECK	630	8,540	5,378						
LDK	LOADING DOCK	459	9,200	4,223						
ENT	ENTRY	312	22,280	6,953						
STG	SM STORAGE	108	6,870	742						
OFF	OPEN PORCH	83	29,770	2,471						
				Net Sketched Area:	18,530	FinArea	16,938			
				Size Ad	11,292	Gross Area	18,530			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ: 90.00	Size Adj.: 0.90526991			
Const Adj.: 1.03968203	Adj \$ / SQ: 84.801			
Other Features: 37532	Grade Factor: 1.00			
NBHD Inf: 1.00000000	NBHD Mod:			
LUC Factor: 1.00	Adj Total: 1134566			
Depreciation: 340370	Depreciated Total: 794196			

WIAV\$/SQ: AvRate: Ind.Val 0.000000
 Juris. Factor: Before Depr: 84.80
 Special Features: 52500 Val/Su Net: 45.69
 Final Total: 846700 Val/Su SzAd: 74.98



MOBILE HOME

Make: Model: Year: Color: Parcel ID: R069 016 0016

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Com	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCode	Fact	Juris	Value
61	ELEV-PAS	M	S	13		A	AV	1990	25,000.00	B	30	903			52,500				52,500
Totals:																			52,500

More: N Total Yard Items: Total Special Features: 52,500 Total: 52,500

WIKIPEDIA

Royal E. Robbins School

The **Royal E. Robbins School** is a historic school building at 58 Chestnut Street in Waltham, Massachusetts. The two story brick Georgian Revival building was built in 1901, during a period of rapid growth on the city's South Side. It is named for Royal E. Robbins, a major figure in the founding of the Waltham Watch Company, a major economic force in that area. It is now a community center.^[2]

The building was listed on the National Register of Historic Places in 1989.^[1]

See also

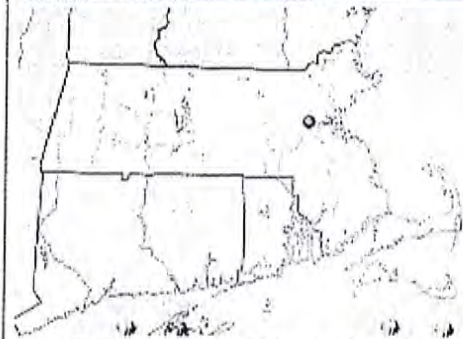
- National Register of Historic Places listings in Waltham, Massachusetts

References

- "National Register Information System" (<https://npgallery.nps.gov/NRHP>). *National Register of Historic Places*. National Park Service. April 15, 2008.
- "NRHP nomination for Royal E. Robbins School" (<http://mh-c-macris.net/Details.aspx?Mhclid=WLT.564>). Commonwealth of Massachusetts. Retrieved 2014-04-30.

Royal E. Robbins School

U.S. National Register of Historic Places













Show map of Massachusetts

Show map of the United States

Show all

Location	58 Chestnut St., <u>Waltham,</u> <u>Massachusetts</u>
Coordinates	<u>42°22′08.8″N 71°14′19.5″W﻿ / ﻿42.369111°N 71.238750°W﻿ / 42.369111; -71.238750</u>
Built	1901
Architect	Patch, Samuel
Architectural style	Colonial Revival, Georgian Revival
MPS	Waltham MRA
NRHP reference No.	89001496 (https://npgallery.nps.gov/AssetDetail/NRIS/89001496) ^[1]

	Name on the Register	Image	Date listed ^[4]	Location	City or town	Description
73	<u>The Oxford</u>		September 28, 1989 (#89001483 (https://npgallery.nps.gov/AssetDetail/NRIS/89001483))	4 Adams St. 42°22′16″N 71°14′21″W﻿ / ﻿42.37111°N 71.23917°W﻿ / 42.37111; -71.23917		
74	<u>Robert Treat Paine Jr. House</u>		October 7, 1975 (#75000291 (https://npgallery.nps.gov/AssetDetail/NRIS/75000291))	100 Robert Treat Paine Drive 42°23′19″N 71°13′50″W﻿ / ﻿42.38861°N 71.23056°W﻿ / 42.38861; -71.23056		
75	<u>John M. Peck House</u>		September 28, 1989 (#89001559 (https://npgallery.nps.gov/AssetDetail/NRIS/89001559))	27 Liberty St. 42°22′40″N 71°14′00″W﻿ / ﻿42.37778°N 71.23333°W﻿ / 42.37778; -71.23333		
76	<u>Piety Corner Historic District</u>		March 9, 1990 (#89001499 (https://npgallery.nps.gov/AssetDetail/NRIS/89001499))	Roughly Bacon and Lexington Sts. 42°23′20″N 71°14′19″W﻿ / ﻿42.38889°N 71.23861°W﻿ / 42.38889; -71.23861		
77	<u>Potter–O'Brian House</u>		September 28, 1989 (#89001538 (https://npgallery.nps.gov/AssetDetail/NRIS/89001538))	206 Newton St. 42°22′12″N 71°13′48″W﻿ / ﻿42.37000°N 71.22722°W﻿ / 42.37000; -71.22722		Demolished.
78	<u>Prospect House</u>		September 28, 1989 (#89001568 (https://npgallery.nps.gov/AssetDetail/NRIS/89001568))	11 Hammond St. 42°22′36″N 71°14′46″W﻿ / ﻿42.37667°N 71.24611°W﻿ / 42.37667; -71.24611		
79	<u>Royal E. Robbins School</u>		September 28, 1989 (#89001496 (https://npgallery.nps.gov/AssetDetail/NRIS/89001496))	58 Chestnut St. 42°22′08″N 71°14′21″W﻿ / ﻿42.36889°N 71.23917°W﻿ / 42.36889; -71.23917		
80	<u>John Sanderson House</u>		September 28, 1989 (#89001563 (https://npgallery.nps.gov/AssetDetail/NRIS/89001563))	564 Lexington St. 42°23′41″N 71°14′15″W﻿ / ﻿42.39472°N 71.23750°W﻿ / 42.39472; -71.23750		
81	<u>Nathan Sanderson I House</u>		September 28, 1989 (#89001556 (https://npgallery.nps.gov/AssetDetail/NRIS/89001556))	107 Lincoln St. 42°23′37″N 71°14′35″W﻿ / ﻿42.39361°N 71.24306°W﻿ / 42.39361; -71.24306		
82	<u>Nathan Sanderson II House</u>		September 28, 1989 (#89001513 (https://npgallery.nps.gov/AssetDetail/NRIS/89001513))	111 Lincoln St. 42°23′36″N 71°14′36″W﻿ / ﻿42.39333°N 71.24333°W﻿ / 42.39333; -71.24333		

THE FOLLOWING DOCUMENTS MUST BE COMPLETED AND RETURNED WITH YOUR OFFER

NON-COLLUSION FORM AND TAX COMPLIANCE FORM

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity or group of individuals. The undersigned certifies that no representations made by any City officials, employees, entity, or group of individuals other than the Purchasing Agent of the City of Waltham was relied upon in the making of this bid

(Signature of person signing bid or proposal)

Date

(Name of business)

I. TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, & 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature of person submitting bid or proposal

Date

Name of business

NOTE

Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.

CORPORATION IDENTIFICATION

The bidder for the information of the Awarding Authority furnishes the following information.

If a Corporation:

Incorporated in what state _____

President _____

Treasurer _____

Secretary _____

Federal ID Number _____ (Required)

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 M.G.L.ch. 30S, 39L to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, a certificate stating that you Corporation is registered, and furnish said certificate to the Awarding Authority prior to the award.

If a Partnership: (Name all partners)

Name of partner _____

Residence _____

Name of partner _____

Residence _____

If an Individual:

Name _____

Residence _____

If an Individual doing business under a firm name:

Name of Firm _____

Name of Individual _____

Business Address _____

Residence _____

Date _____

Name of Bidder

By _____

Signature

Title

Business Address (POST OFFICE BOX NUMBER NOT ACCEPTABLE)

City State Telephone Number, Date

NOTE (1): This proposal must bear the written signature of the bidder. If the bidder is a partnership, a partner must sign the proposal. If the bidder is a corporation, a duly authorized officer or agent of such corporation must sign the proposal.

NOTE (2): Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.

CERTIFICATE OF VOTE OF AUTHORIZATION

Date:

I _____, Clerk of _____ (corporation) hereby certify that at a meeting of the Board of Directors of said Corporation duly held on the _____ day of _____ at which time a quorum was present and voting throughout, the following vote was duly passed and is now in full force and effect:

VOTED: That _____ (name) is hereby authorized, directed and empowered for the name and on behalf of this Corporation to sign, seal with the corporate seal, execute, acknowledge and deliver all contracts and other obligations of this Corporation; the execution of any such contract or obligation to be valid and binding upon this Corporation for all purposes, and that this vote shall remain in full force and effect unless and until the same has been altered, amended or revoked by a subsequent vote of such directors and a certificate of such later vote attested by the Clerk of this Corporation.

I further certify that _____ is duly elected/appointed _____ of said corporation.
SIGNED:

(Corporate Seal)

Clerk of the Corporation:

Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

County of _____,

Date:

Then personally appeared the above named and acknowledged the foregoing instrument to be their free act and deed before me, _____

Notary Public;

My Commission expires:

DEBARMENT CERTIFICATION

In connection with this bid and all procurement transactions, by signature thereon, the respondent certifies that neither the company nor its principals are suspended, debarred, proposed for debarment, declared ineligible, or voluntarily excluded from the award of contracts, procurement or non procurement programs from the Commonwealth of Massachusetts, the US Federal Government and /or the City of Waltham. "Principals" means officers, directors, owners, partners and persons having primary interest, management or supervisory responsibilities with the business entity. Vendors shall provide immediate written notification to the Purchasing Agent of the City of Waltham at any time during the period of the contract of prior to the contract award if the vendor learns of any changed condition with regards to the debarment of the company or its officers. This certification is a material representation of fact upon which reliance will be placed when making the business award. If at any time it is determined that the vendor knowingly misrepresented this certification, in addition to other legal remedies available to the City of Waltham, the contract will be cancelled and the award revoked.

Company Name _____

Address _____

City _____, State _____, Zip Code _____

Phone Number (____) _____

E-Mail Address _____

Signed by Authorized Company Representative:

Print name _____

Date _____

PROVIDE THREE (3) SERVICE APPROPRIATE REFERENCES

1. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

2. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

3. Company Name:

Address:

Contact Name:

Phone #

Type of service/product provided to this Company:

Dollar value of service provided to this Company:

NOTE

Failure to submit any of the required documents, in this or in other sections, with your bid response package will be cause for the disqualification of your company.

Disclosure of Beneficial Interests in Real 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 M.G.L. c. 7, §40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction: _____
(Name of jurisdiction)

2. Complete legal description of the property:

3. Type of transaction: Sale Lease or rental for _____ (term):

4. Seller(s) or Lessor(s): _____

Purchaser(s) or Lessee(s): _____

5. 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 also 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.*

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

(Continued on next page)

5. Continued

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

Name	Title or position
_____	_____
_____	_____

6. This section must be signed by the individual(s) or organization(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 officer of that corporation.

The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Planning and Operations within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: _____

Printed name: _____

Title: _____

Date: _____