

Request for Proposals

Lease of former Ezra Fitch School

14 Ash Street

Waltham, Massachusetts

I Introduction

The City of Waltham (Lessor) is currently offering for lease, "AS IS," the municipal building known known as 14 Ash Street, Waltham, Massachusetts, as generally identified on the site plan attached hereto as Appendix A. The former Fitch Elementary School has been vacant for several years.

The property contains two lots, Lot A (1.4 acres) on which the school building is situated, and Lot B on which a spray park is situated.

The spray park lot (Lot B, 10,448 sq. ft.) is not part of the Leased premises. The former school playground is now a neighborhood playground.

The Cafetorium/Gymnasium is under the care, custody and control of the City of Waltham's Recreation Department and is not part of the Leased premises. It may be available for use by permit from the Recreation Department, if no other conflict exists with another permit holder.

The building is for lease. The building consists of 44,680 sq. ft.:

Basement	10,699 sq. ft.
First Floor	16,796 sq. ft.
Second Floor	11,892 sq. ft.
Third Floor	5,293 sq. ft.

The building exterior is beige brick. The roof is tar and gravel and flat. The building consists mainly of classrooms and some administrative offices. The building is a masonry structure built in 1931 and an addition was added in 1977. There is a three-floor passenger elevator. Fitch School's rich art deco character makes it worthy of preservation. The building is on the Massachusetts Historic Registry.

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, moisture barrier, roof or any other eligible items.

Parking will be available and will be delineated on the site once the need/number is received from the bid responses.

The City is seeking leases for uses allowed under current zoning - educational and/or recreational. 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, 14 Ash Street is close to Moody and Crescent Streets and across from the historic Waltham Watch Factory.

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 located in a Residence B 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. 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 Fitch School. Given that 14 Ash Street has a significant architectural and historic heritage, the historic part of the building (main building not addition) 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 B 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, moisture barrier, 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 B 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 (art deco original 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 parking on the site.

- E. 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). The property is on the Massachusetts Historic Registry.
- 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.
- 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 or the public's right to access the spray park for use, 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 **Friday March 4th, 2022 at 10:00 a.m.**
- B. All proposals (3 copies) shall be in sealed envelopes marked, "Proposal for Lease of 14 Ash 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 (include 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 Tuesday February 15th, 2022 at 10 AM.** Interested parties should meet in front of 14 Ash 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 QUESTIONS Thursday February 17th 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:

14 Ash Street, Waltham, MA 02453
Building Area : 44,680 sq. ft. of space all floors:
Basement 10,699 sq. ft.
First Floor 16,796 sq. ft.
Second Floor 11,892 sq. ft.
Third Floor 5,293 sq. ft.

Parking on site to be delineated

Proposal Deadline:

March 4, 2022 at 10 am

Estimated Value, Source of Valuation – Board of Assessors
Assessed Value: Total \$2,192,100.00 - Land \$1,141,700.00 and
Building \$1,050,400.00
Appraised Value – \$5.00 per sq. ft. as of January 13, 2022
(Warehouse Value)

Additional Information:

See attached Assessor's Card

The City plans to lease the building, exclusive of spray park lot and gym/cafetorium. 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. 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 property located at 14 Ash Street (exclusive of spray park lot and gymnasium) will be received at the Office of the Purchasing Agent, City Hall, 610 Main Street, Waltham, MA 02452, until **10:00AM Friday March 4th, 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>.

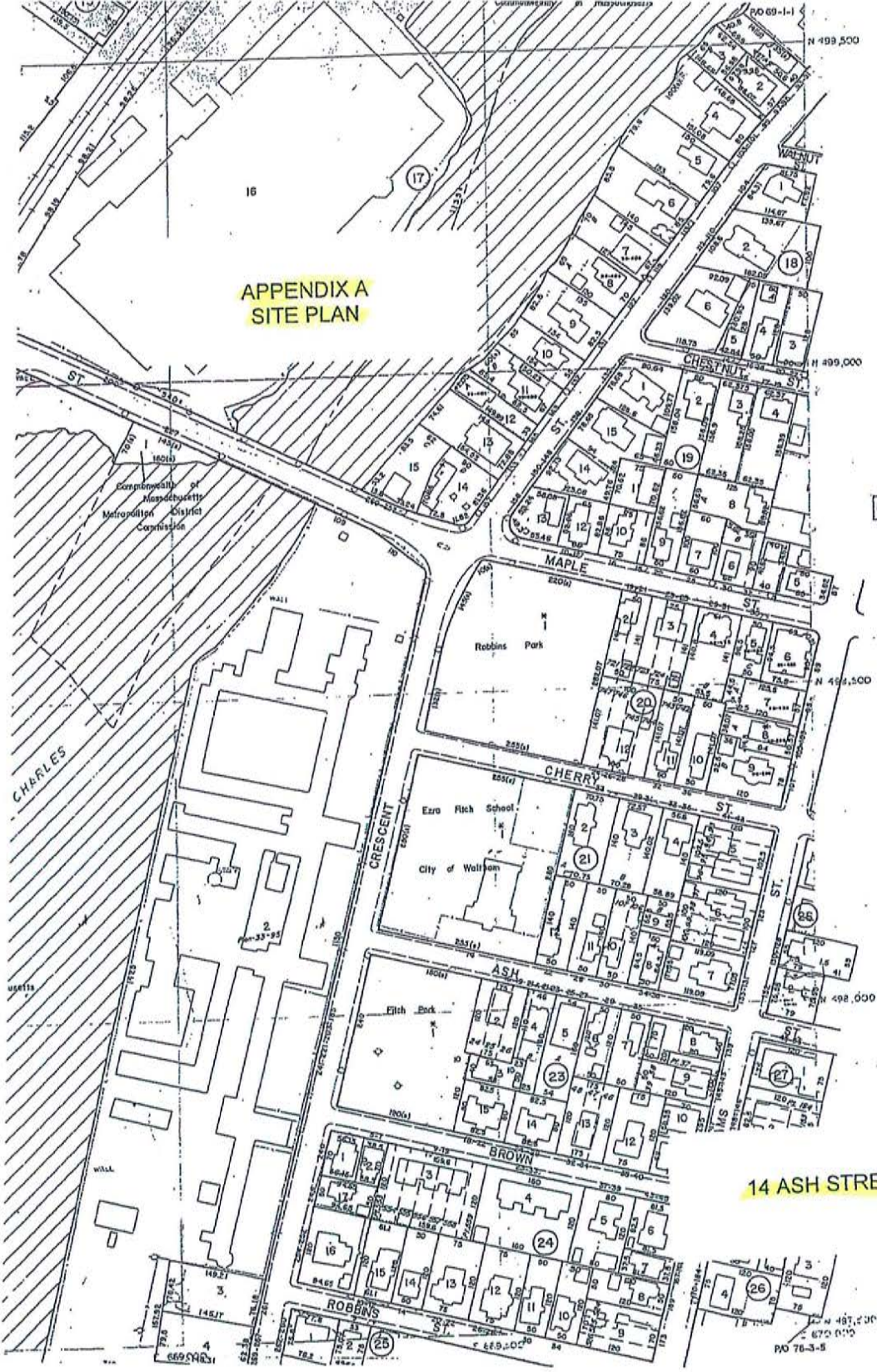
A property inspection date is set for: **Tuesday February 15th, 2022 at 10:00AM**

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

APPENDIX A
SITE PLAN



14 ASH STREET

ZONING CODE

Sec. 3.4. Table of Uses.
City of Waltham
(Part 1)

[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]

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
Residential																	
Single-family detached (Sec. 3.606)	Y	Y	Y	Y	Y	Y	Y	Y	Y	SI	SI	N	N	N	N	N	3.21
Two-family detached (Sec. 3.607)	N	N	N	N	Y	Y	N	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	N	N	N	SI	SI	SI	N	N	N	N	3.27
Family day-care houses (Sec. 3.609)	Y	Y	Y	Y	Y	Y	Y	Y	Y	SI	SI	SI	SI	SI	SI	SI	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	Y	Y	Y	Y	3.216
Centrics	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.217
Hospitals, sanitariums, nursing homes, philanthropic institutions (Sec. 3.610)	SI	SI	SI	SI	SI	SI	SI	(3.811)	(3.811)	SI	SI	SI	SI	SI	SI	SI	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 = Use permitted only by special permit by City Council
S2 = Use permitted only by special permit by Board of Appeals

ZONING CODE

Sec. 3.4. Table of Uses.
City of Waltham
(Part 2)

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HR1	HR2	BA	DB	BC(A)	LC	C	I	C/R	Use Reference
Assisted living facilities	N	N	S1	S1	S1	S1	S1	Y1	Y1	S1	S1	N	N	N	N	N	3.218A
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)	S1	S1	S1	S1	S1	S1	S1	Y	Y	S1	Y1	Y1	N	Y1	Y1	S1	3.220
Garages, public	N	N	N	N	N	N	N	(3.811)	(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, 3.22
Body art establishments (Sec. 3.222A)	N	N	N	N	N	N	N	N	N	N	S1	S1	N	S1	S1	N	2.347
Laundromats	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.223
Business and professional offices and banks	N	N	N	N	N	N	N	Y	S1	Y1	Y1	Y1	Y1	Y1	Y1	N	3.224
Organ procurement organization	N	N	N	N	N	N	(3.811)	(3.811)	(3.811)	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	S1	S1	S1*	S1	Y	N	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	N	N	N	Y1	Y1	Y1	N	3.227
Restaurants	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.228
Fast-food establishments (Sec. 3.620)	N	N	N	N	N	N	N	N	N	Y1	Y1	Y1	N	Y1	Y1	N	3.229
Taverns	N	N	N	N	N	N	N	N	N	S1	S1	N	N	S1	S1	N	3.230
Micro-brewery restaurant	N	N	N	N	N	N	N	N	N	Y1	Y1	N	N	Y1	Y1	N	3.228A
Catering establishments	N	N	N	N	N	N	N	N	N	N	N	S1	S1	N	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	Y1	Y1	Y1	N	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	Y1	Y1	Y1	Y1	Y1	Y1	N	3.234

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ZONING CODE

Sec. 14. Table of Uses.
City of Waltham
(Part 3)

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	SI	SI	SI	SI	N	3.235
Newspaper publishing and printing	N	N	N	N	N	N	N	N	N	N	Y1	Y1	N	Y1	Y1	N	3.236
Car wash (Sec. 3.622)	N	N	N	N	N	N	N	N	N	N	SI	SI	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	(3.811)	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	(3.811)	N	N	Y1	Y1	N	N	N	3.228B
Animal shelter (Section 3.643)	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	N	3.226D
kennel (Section 3.644)	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	N	3.226E
Industrial	N	N	N	N	N	N	N	N	N	N	N	N	SI	SI	SI	N	
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	(3.811)	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
Heavy trucking and equipment storage (Sec. 3.628)	N	N	N	N	N	N	N	N	N	N	N	N	N	SI	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	N	N	3.249
Light manufacturing (Sec. 3.623)	N	N	N	N	N	N	N	N	N	N	SI	N	Y1	Y1	Y1	N	3.250
Research labs, structures and accessory uses	N	N	N	N	N	N	N	Y(3.811)	SI	N	N	N	Y1	Y1	Y1	N	3.251
General manufacture	N	N	N	N	N	N	N	N	(3.811)	N	N	N	N	Y1	Y1	N	3.252

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SZ = Use permitted only by special permit by Board of Appeals

ZONING CODE

Sec. 3.4. Table of Uses.
City of Waltham
(Part 4)

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
Autobody shop (Sec. 3.626)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.253
Plastics manufacturing (Sec. 3.629)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.254
Steam laundry	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.255
Heliports-airports (Sec. 3.627)	N	N	N	N	N	N	N	S1	S1	N	N	N	N	N	N	N	3.256
Junkyards (Sec. 3.633)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	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	N	N	N	3.2581
Yard waste transfer station (3.641)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.2582
Organic products storage (3.642)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.2583
Automobile recycling center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.259
Accessory use/manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.260
Adult entertainment enterprises (Sec. 2.303A)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	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	S1	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	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	Y	3.262
Conservation/Recreation																	3.263
Conservation, water and water supply area	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.264
Public outdoor recreation facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.265
Semi-public outdoor recreation facility (Sec. 3.630)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	3.266

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ZONING CODE

Sec. 3.4, Table of Uses,
City of Wallham
(Part 5)

Use With Special Permit Reference	RA-1	RA-2	RA-3	RA-4	RB	RC	RD	HRI	HR2	DA	DB	B(C)	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

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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 following 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 following 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 4.213 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

Sec. 4.11. Table of Dimensional Regulations
 City of Wellman
 (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; 12-23-2003 by Ord. No. 29628; 6-13-2005 by Ord. No. 30180; 6-26-2006 by Ord. No. 30450]

District	Minimum Building setbacks (23)			Maximum Building Height (18) (21) (23) (feet)	Maximum Stories (23)	FAR by Right (17)	FAR by Special (17) (23) (23)	Maximum Lot Coverage (percent) (2)	Minimum Open Space (percent) (9), (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area for 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	3.5	--	--	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	35	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	--	6,000	--	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	6,000	--	50	--	--	--
Single-family										6,000	--				
Two-family										6,000	--				
Multi-family										6,000	--				
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	--	--	--
ER1															
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

CITY OF WALTHAM

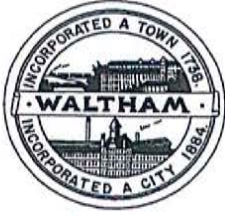
Sec. 4.11. Table of Dimensional Regulations
 City of Waltham
 (See Section 4.11 for footnotes)
 [Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28725; 6-26-2009 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513]

District	Minimum Building Setback(s) (25)			Maximum Building Height (18) (21) (23) (feet)	Maximum Stories (23)	FAR by Height (17)	FAR by Special Permit (17) (21) (23)	Maximum Lot Coverage (percent) (2) (23)	Minimum Open Space (percent) (7) (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)												
HR2	10	10	20	74	6	1.0	1.25	75	--	10,000	40	50	--	--	--
Except as to multifamily and assisted living															
Multi-family	10	10	20	74	6	0.81	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 & HR2															
Single-family detached	25	15	30	35(11)	2.5	--	--	25	--	9,600	--	70	--	--	--
DR															
Res. uice	10	0	15	36	3	.50(15)	1.0	0	--	0	--	50	--	--	--
Assisted living	10	10	20	36	3	.20	.80	30	15	6,000	6	50	--	--	--
Living facilities	40	40	40	35	3	--	--	--	--	40,000	--	100	1,000	500	100
DR															
Res. uice	0	0	35	48	4	.50(15)	2.5	0	--	0	--	50	--	--	--
Assisted living	10	10	20	40	4	.25	1.0	35	15	6,000	10	50	--	--	--
Living facilities	40	40	40	35	3	--	--	--	--	40,000	--	100	1,000	500	100
LC															
LC	0	0(13)	35	65	5	1.0	2.5	90	--	--	30	40	--	--	100
C	130(5)	100(5)	100(5)	40	1.0	.25	.60	30	25(6)	5,000	--	400	--	--	--
I	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	--	--	--

ZONING CODE

Sec. 411. Table of Dimensional Regulations
 City of Waldham
 (See Section 412 for footnotes)
 [Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-18-2002 by Ord. No. 29531]

District	Minimum Building Setback(s) (23)			Minimum Building Height (18) (21) (23) (feet)	Maximum Stories (23)	FAR by Right (17) (23) (23)	FAR by Special (17) (23) (23)	Maximum Lot Coverage (percent) (2) (23)	Minimum Open Space (percent) (9) (17)	Lot Area (square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area for Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
Detached garage	As required by district	3	3	- (1)	1	0.05	0.10	5	10	0	0	100	50	50	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

RECEIVED
JAN 13 2022
Mayor's Office

January 12, 2022

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

Dear Mayor McCarthy,

The building known as 14 Ash Street (the former Fitch School) 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

R068 021 0001
 Map Block Lot

Unit

1 of 1 INDUSTRIAL
 CARD
 City of Waltham

Total Card / Total Parcel
 APPRAISED: 2,192,100 / 2,192,100
 USE VALUE: 2,192,100 / 2,192,100
 ASSESSED: 2,192,100 / 2,192,100



Patriot Properties Inc.

PROPERTY LOCATION

No	All No	Directions/Street/City
14		ASH ST, WALTHAM

OWNERSHIP

Owner 1:	SCHOOL DEPT.
Owner 2:	FITCH SCHOOL
Owner 3:	
Street 1:	494 MAIN STREET
Street 2:	
Twn/City:	WALTHAM
S/Prov:	MA
Postal:	02452-6131

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	60952.000	1,050,400		1,141,700	2,192,100
Total Card	1,399	1,050,400		1,141,700	2,192,100
Total Parcel	1,399	1,050,400		1,141,700	2,192,100

Source/Market Adj Cost Total Value per SQ unit /Card: 49.06 /Parcel: 49.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	903	FV	1,050,400	0	60,952	1,141,700	2,192,100	
2021	903	NC	1,050,400	0	60,952	1,141,700	2,192,100	
2020	903	FV	1,050,400	0	60,952	1,096,000	2,146,400	
2019	903	EX	1,830,100	0	60,952	1,050,300	2,880,400	
2018	903	EX	1,830,100	0	60,952	1,050,300	2,880,400	
2017	903	NC	1,830,100	0	60,952	1,050,300	2,880,400	
2016	903	FV	1,830,100	0	60,952	1,050,300	2,880,400	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

TAX DISTRICT

Parcel ID: R068 021 0001

138371

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water				
0		Sewer				
n		Electri				
		Exmplt				
D		Topo				
S		Street	41			41
t		Gas				

LAND SECTION (First 7 lines only)

Use Code	Description	UUC	No of Units	Depth / Priced Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Inlu	Neigh Mod	Inft 1 %	Inft 2 %	Inft 3 %	Appraised Value	Alt Class	% Land	Spec Code	J	Fact	Use Value	Notes	
903	MUNICIP		60952		SO. FT.	SITTE		0	25.	0.75	CA	1.00				1,141,661							1,141,700	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water				
0		Sewer				
n		Electri				
		Exmplt				
D		Topo				
S		Street	41			41
t		Gas				

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water				
0		Sewer				
n		Electri				
		Exmplt				
D		Topo				
S		Street	41			41
t		Gas				

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water				
0		Sewer				
n		Electri				
		Exmplt				
D		Topo				
S		Street	41			41
t		Gas				

LAND SECTION (First 7 lines only)

Use Code	Description	UUC	No of Units	Depth / Priced Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Inlu	Neigh Mod	Inft 1 %	Inft 2 %	Inft 3 %	Appraised Value	Alt Class	% Land	Spec Code	J	Fact	Use Value	Notes	
903	MUNICIP		60952		SO. FT.	SITTE		0	25.	0.75	CA	1.00				1,141,661							1,141,700	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water				
0		Sewer				
n		Electri				
		Exmplt				
D		Topo				
S		Street	41			41
t		Gas				

EXTERIOR INFORMATION

Type: 43 - WAREHOUSE	Full Bath: 16	Rating: Average
Sly Ht: 03 - 3 story	A Bath:	Rating:
(L/v) Units: 1	3/4 Bath:	Rating:
Total: 1	A 3/4Bth:	Rating:
Foundation: 01 - CONCRETE	1/2 Bath:	Rating:
Frame: 03 - CONCRETE	A Hbth:	Rating:
Prime Wall: 07 - BRICK	OtherFtr: 40	Rating: Average
Sec Wall:	OTHER FEATURES	
Roof Struct: 07 - SHED	Kts: 1	Rating: Average
Roof Cover: 04 - TAR + GRAVEL	A Kts:	Rating:
Color:	Fprt:	Rating:
View / Desir:	WSFlur:	Rating:

BATH FEATURES

Grade: C - AVERAGE	Location:	REMODELING
Year Bld: 1932	Total Units:	RES BREAKDOWN
All LUC:	Floor:	No Unit RMS BRS FL
Jurtsdct:	% Owt:	Interior:
Const Mod:	Name:	Exterior:
Lump Sum Adj:		Interior:

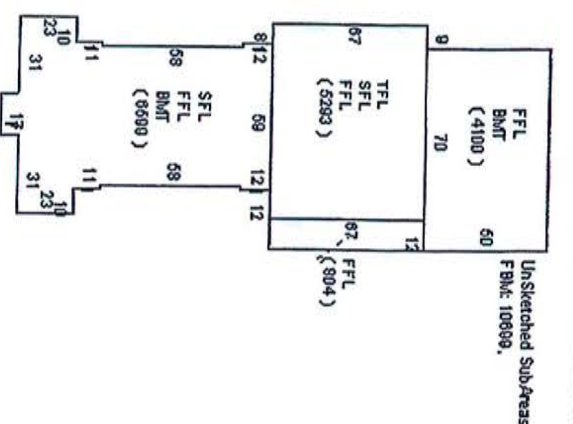
COMMENTS

14 ASH STREET : 14 ASH STREET.

RESIDENTIAL GRID

Level	FY LR DR D K FR RR BR FB HB L O	# Units
Other		
Upper		
Lvl 2		
Lvl 1		
LOWER		
Totals	RMS: BRS: Baths: 16 HB	

SKETCH



INTERIOR INFORMATION

Avg HUF.L:	Phys Cond: AV - Average	35.0%
Prim Int Wall: 02 - PLASTER	Functional:	
Sec Int Wall:	Economic:	
Partition:	Special:	
Prim Floors: 10 - PARQUET	Override:	
Sec Floors:	Total:	35.0%
Bsmnt Ftr:	Basic S / SQ: 45.00	
Subloor:	Size Adj.: 0.8941423	
Bsmnt Gar:	Const Adj.: 0.95480990	
Electric: 03 - TYPICAL	Adj S / SQ: 38.418	
Insulation: 01 - TYPICAL	Other Features: 105000	
Int vs Ext:	Grade Factor: 1.00	
Heat Fuel: 01 - OIL	NBHD Inf: 1.00000000	
Heat Type: 05 - STEAM	NBHD Mod:	
# Heat Sys: 1	LUC Factor: 1.00	
% Heated: 100	Adj Total: 1616004	
Solar HW: NO	Depreciation: 565601	
% Com Wall	Depreciated Total: 1050403	

DEPRECIATION

Rate	Parcel ID	Typ	Date	Sale Price
WVA/SQ:	AVRate:	Ind Val		
Jurts Factor:	Before Dep: 38.42			
Special Features: 0	Val/Su Net: 18.97			
Final Total: 1050400	Val/Su SzAdj: 30.91			

COMPARABLE SALES

Code	Description	Area - SQ	Rate - AV	Under Value
FFL	FIRST FLOOR	16,796	38,420	645,271
SFL	SECOND FLOOR	11,892	38,420	456,868
BMT	BASEMENT	10,699	9,600	102,759
FBM	FINISHED BMT	10,699	9,600	102,759
TFL	THIRD FLOOR	5,293	38,420	203,347

SUB AREA

Code	Description	Area - SQ	Rate - AV	Under Value
FFL	FIRST FLOOR	16,796	38,420	645,271
SFL	SECOND FLOOR	11,892	38,420	456,868
BMT	BASEMENT	10,699	9,600	102,759
FBM	FINISHED BMT	10,699	9,600	102,759
TFL	THIRD FLOOR	5,293	38,420	203,347

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Ou	# Ten
Net Sketched Area: 55,379				
Size Adj 33981				
Gross Area 55379				
Final Area 44680				
Total: 1,511,004				

MOBILE HOME

Code	Description	A Y/S Qty	SpecDim	Qual Con	Year	Unit Price	D/S Dep	LUC	Fact NB Fa	Appr Value	Jcod/Fact	Jurts Value
PARCEL ID	R068 021 0001											

SPEC FEATURES/YARD ITEMS

Make:	Model:	Serial #:	Year:	Color:

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:



Historic Building Detail: WLT.544

Fitch, Ezra Elementary School

MHC ID	WLT.544 NR:
Historic Name	Inventory: Fitch, Ezra Elementary School
Common Name	-
Street Address	10 Ash St
City/Town	Waltham
Village/Neighborhood	Southside;
Local Number	68-21-1;
Year Constructed	1932
Architects	Fay, Spofford and Thorndike;
Architectural Styles	Art Deco;
Uses	Public School;
Significance	Architecture; Education;
Areas	<u>WLT</u> Inventory: <u>WLT</u> AP NR:
Designations	Nat'l Register Individual Property (09/28/1989); Nat'l Register MRA (09/28/1989);
Building Materials Roof	-
Building Materials Wall	Brick; Cast Stone; Metal, Undetermined;
Building Materials Foundation	-
Demolished	No



1606

1. ANY OTHER...
 2. THE...
 3. THE...
 4. THE...
 5. THE...
 6. THE...
 7. THE...
 8. THE...
 9. THE...
 10. THE...



CITY OF WALTHAM
DEPARTMENT OF PUBLIC WORKS
APPROVAL BOARD FOR SUBDIVISIONS
FOR THE CITY

DATE: _____

APPROVED BY: _____

APPROVED BY: _____

APPROVED BY: _____

APPROVED BY: _____

APPROVED BY: _____

STANDARD OF PRACTICE
 THE BOARD OF PUBLIC WORKS OF THE CITY OF WALTHAM HAS ADOPTED THE FOLLOWING STANDARD OF PRACTICE FOR THE REVIEW AND APPROVAL OF SUBDIVISIONS. THIS STANDARD OF PRACTICE IS SUBJECT TO CHANGE WITHOUT NOTICE.

NOTICE:
 THE BOARD OF PUBLIC WORKS OF THE CITY OF WALTHAM HAS ADOPTED THE FOLLOWING STANDARD OF PRACTICE FOR THE REVIEW AND APPROVAL OF SUBDIVISIONS. THIS STANDARD OF PRACTICE IS SUBJECT TO CHANGE WITHOUT NOTICE.

SECTION 1. GENERAL INFORMATION:
 THIS PLAN IS A PART OF THE RECORD OF THE CITY OF WALTHAM. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE MASSACHUSETTS SUBDIVISIONS ACT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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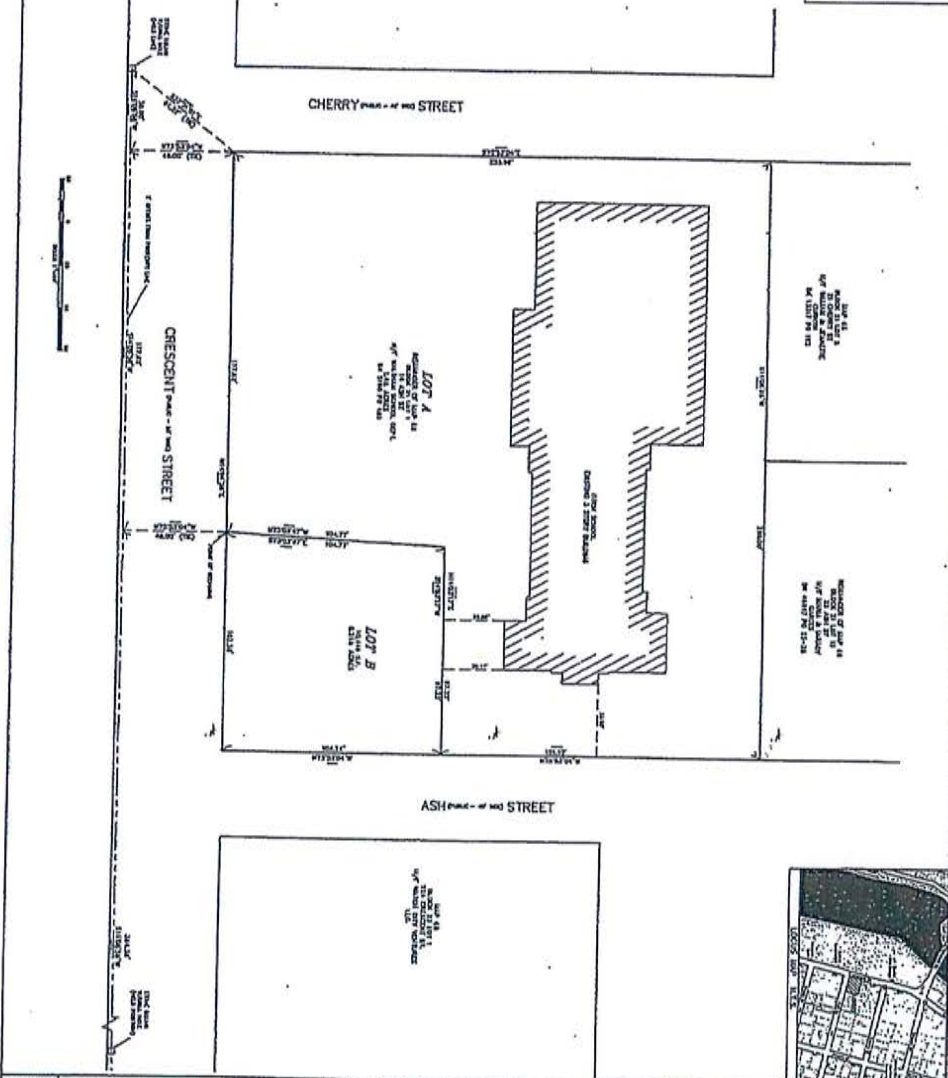
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
















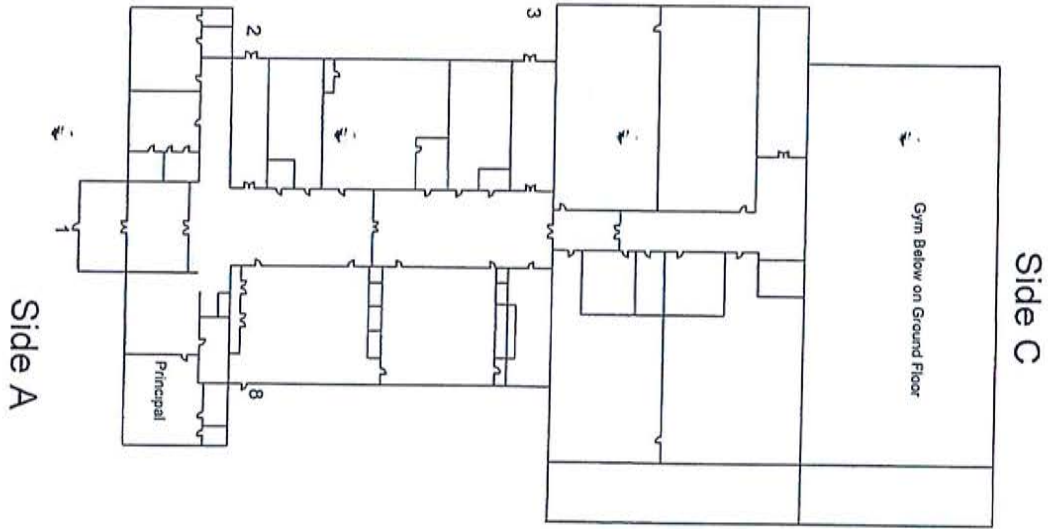
10155		APPROVAL NOT REQUIRED PLAN OF LAND FITCH SCHOOL 14 ASH STREET IN WALTHAM, MASSACHUSETTS	PREPARED FOR CAROLYN COONEY & ASSOC. 13 ELM STREET MILFORD, MA.
1 of 1			
10155			

District:	Waltham
School Name:	Fitch Elementary School
Address:	14 Ash Street Waltham, MA 02459
School Hours:	8:45 am – 3:00 pm
In-session Contact:	Alice Shull (781) 314-5680
Off-Hours Contact:	
Approach Hazards:	
Notes:	

Footprint

Side B

- Legend**
-  Single Door
 -  Double Door
 -  Window
 -  Stairs
 -  Ramp
 -  Elevator
 -  Fire Extinguisher
 -  Gas Shut-Off
 -  Electrical Shut-Off
 -  Water Shut-Off
 -  Chair Lift
 -  Sprinkler Shut-off
 -  Generator
 -  Camera
 -  Fire Standpipe

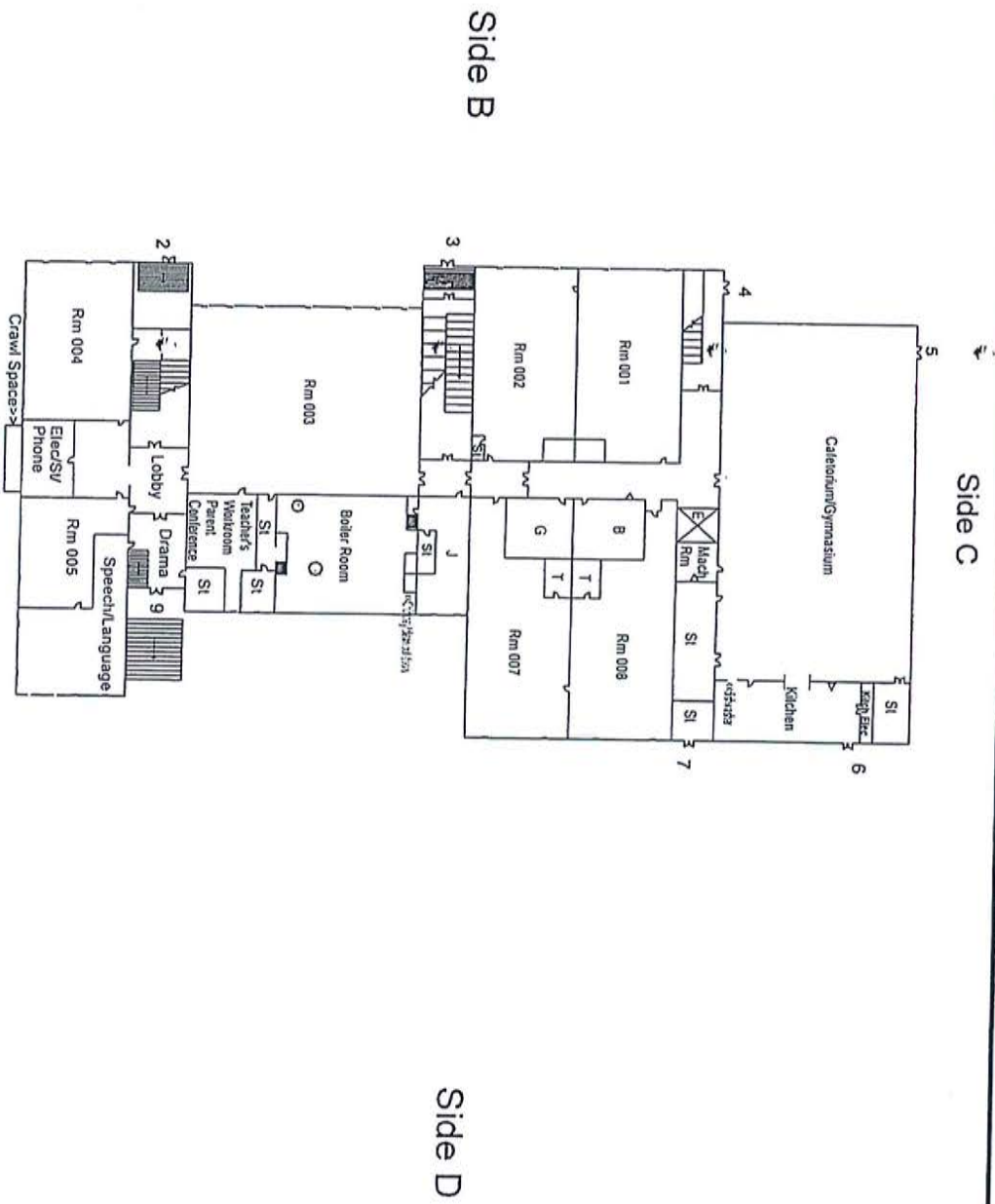


MASS  **Commonwealth of Massachusetts**
 Department of Elementary and Secondary Education
 Division of School Safety and Security
 700 Washington Street, Room 300
 Boston, MA 02111
 www.mass.gov

District:	Waltham
School Name:	Fitch Elementary School
Address:	14 Ash Street Waltham, MA 02453
School Hours:	8:45 am - 3:00 pm
In-session Contact:	Alice Shull (781) 314-5680
Off-Hours Contact:	
Approach Hazards:	
Notes:	

Ground Floor

- Legend**
- Single Door
 - Double Door
 - Window
 - Stairs
 - Ramp
 - Elevator
 - Fire Extinguisher
 - Gas Shut-Off
 - Electrical Shut-Off
 - Water Shut-Off
 - Chair Lift
 - Sprinkler Shutoff
 - Generator
 - Camera
 - Fire Standpipe



MASS

Produced by **ES&P** Environmental Science & Planning

Waltham, MA 02453

Maple Street, Waltham, MA 02453

Phone: (781) 314-5680

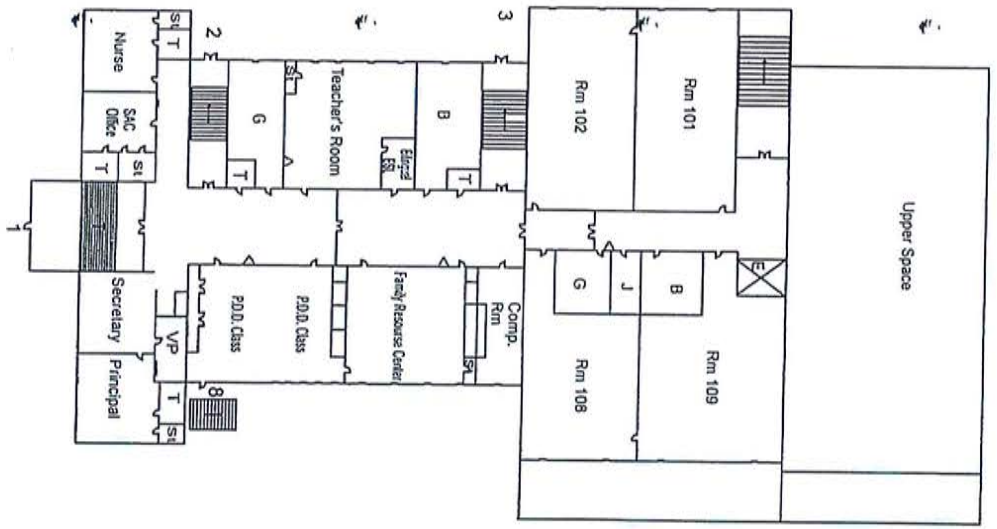
www.esandp.com

District:	Waltham
School Name:	Fitch Elementary School
Address:	14 Ash Street Waltham, MA 02453
School Hours:	8:45 am - 3:00 pm
In-session Contact:	Alice Shull (781) 314-5680
Off-Hours Contact:	
Approach Hazards:	
Notes:	

1st Floor

Side B

- Legend**
- Single Door
 - Double Door
 - Window
 - Stairs
 - Ramp
 - Elevator
 - Fire Extinguisher
 - Gas Shut-Off
 - Electrical Shut-Off
 - Water Shut-Off
 - Chair Lift
 - Sprinkler Shutoff
 - Generator
 - Camera
 - Fire Standpipe



Side A

Side D

Waltham
 District Office
 14 Ash Street
 Waltham, MA 02453
 (781) 314-5680
 www.waltham.org

District:	Waltham
School Name:	Fitch Elementary School
Address:	14 Ash Street Waltham, MA, 02453
School Hours:	8:45 am - 3:00 pm
In-session Contact:	Alice Shull (781) 314-5680
Off-Hours Contact:	
Approach Hazards:	
Notes:	

2nd Floor

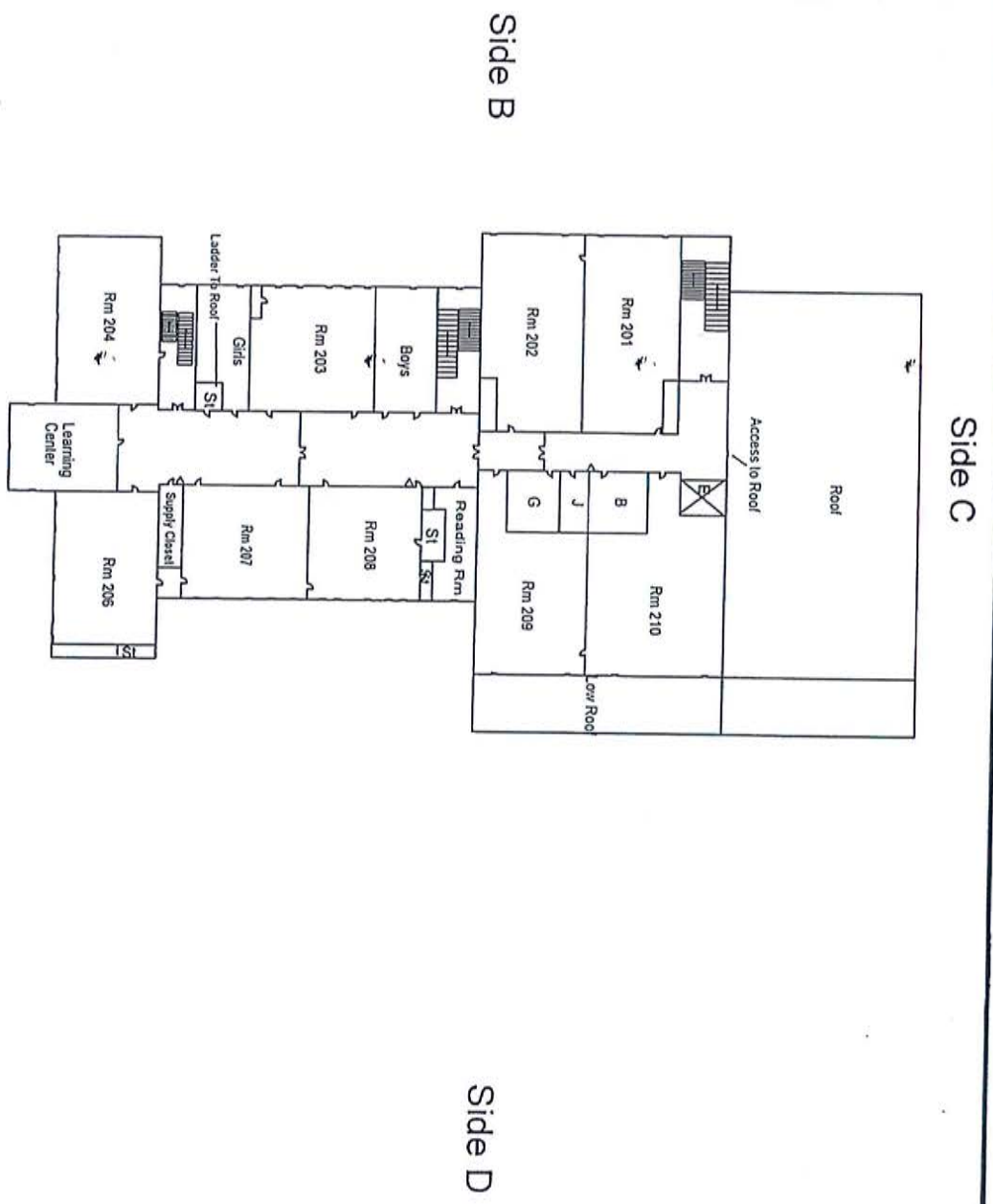
- Legend**
- Single Door
 - Double Door
 - Window
 - Stairs
 - Ramp
 - Elevator
 - Fire Extinguisher
 - Gas Shut-Off
 - Electrical Shut-Off
 - Water Shut-Off
 - Chair Lift
 - Sprinkler Shutoff
 - Generator
 - Camera
 - Fire Standpipe

STANDARD

Produced by **ES&P** Engineering & Safety Planning

Waltham Fire Department
14 Ash Street
Waltham, MA 02453
781-314-5680

Waltham Fire Department
14 Ash Street
Waltham, MA 02453
781-314-5680



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.

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:

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.

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: _____