

CITY OF WALTHAM

REQUEST FOR PROPOSALS

SALE OF EASEMENT ON LAND ADJACENT TO 230 MOODY STREET,  
WALTHAM, MA

I. Introduction and Reuse

The City of Waltham (City) is currently seeking proposals for the sale of an easement located to the rear of 230 Moody Street and generally identified on the site plan attached hereto as Exhibit A. The easement is located on 200 Moody Street.

On May 31, 2012, the City Council declared the easement to be surplus. See attached Exhibit B. A further valuation of the easement's potential worth to the underlying fee owner has established a higher value for the easement, and, based upon that higher value, this RFP process is being undertaken.

Detailed submission requirements are described in Section IV below.

Proposals in response this RFP must be delivered to the City Purchasing Agent no later than 09/07/2012 at 10:00 a.m., and any incomplete proposal or proposals submitted after the submission deadline will be rejected.

II. Site Information

The easement contains approximately 648 s.f. per attached Exhibit C.

These plans are approximate in dimension, and the City makes no representations as to their accuracy. Proposers are encouraged to verify the accuracy of the drawings based on their own inspection.

The easement is offered for sale "as is" and the City makes no representations as to the existence of any contaminants or hazardous materials thereon. It shall be the responsibility of the successful proposer to perform any and all testing and/or remediation with regard to the same.

The easement is located in a Business C District.

The current assessment information values the easement at \$22,000 "as is"; and if a special permit were to be granted by the Waltham City Council, at a value between \$183,400 and \$196,700. See attached Exhibits C and D.

III. Site Location and Amenities

Moody Street is a major retail district within the City. Moody Street is a short distance from Main Street (Route 20).

IV. Submission Requirements

- A. All proposals must be delivered to the Office of the City Purchasing Agent, Joseph Pedulla, City Hall, 610 Main Street, Waltham, MA no later than 09/07/2012 at 10 a.m.
- B. All proposals shall be in sealed envelopes marked, "Proposal for Sale of Easement Located Adjacent to 230 Moody Street, Waltham, MA".
- C. All proposals not received at the Purchasing Agent's Office by the date and time specified shall be rejected.
- D. The submission must include the name, address and contact information for the Proposer.
- E. The submission must include a detailed description of the proposed reuse.
- F. The submission must include a statement of the amount the Proposer proposes to pay for the easement and the manner in which the Proposer intends to pay.
- G. Additional administrative submissions as follows:
  - a. A completed Disclosure of Beneficial Interests form, which complies with the requirements of G.L.M. Chapter 7, Section 40J.
  - b. A signed affidavit of non-collusion in the form provided by the Purchasing Agent.
  - c. A Certification of Tax Compliance (G.L.M. Chapter 62C, Section 49A.)
  - d. If the Proposer is other than a natural person, evidence of its legal existence and status. Such evidence may include the following:
    - i. Articles of Incorporation
    - ii. Trust Agreements

iii. Partnership Agreements

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

H. All proposals must be properly submitted and contain all of the completed documents and forms as set forth above in this Section IV – Submission Requirements. The Purchasing Agent shall determine if these required Submission Requirements have been satisfied. The Purchasing Agent shall refer all proposals that meet the required Submission Requirements to the Mayor and City Council as expanded upon in Section V. Any proposal which does not contain all the completed documents and forms set forth in Section IV- Submission Requirements shall be rejected.

V. Selection of Successful Responder

A. Comparative Evaluation Criteria: The Mayor and City Council will evaluate all proposals referred to them by the Purchasing Agent. Their review will be based on the relative merits of the proposals in terms of the amount of money to be paid for the easement.

B. Purchase Price (100% of total points)

Each proposal will be given a score of 1 to 5 (with 5 being the highest score) based on the value of the easement. A score of 1 will be given to a Proposer who offers the value of the easement “as is” (\$22,000). Additional points will be given for higher purchase prices. A score of 5 will be awarded to the Proposer who offers the value of the easement if a special permit were to be granted by the City Council (value between \$183,400 and \$196,700).

C. Once points are established for purchase price, the Mayor and City Council will weigh these criteria as listed above. Based on the final scores assigned to each proposal, the Mayor and Waltham City Council shall identify the most advantageous proposal.

VI Award

Award of the proposal to a successful respondent and sale of the easement are subject to the approval of the Mayor and the City Council.

VII Miscellaneous

- A. The City reserves the right to reject any and all proposals at any time prior to executing a deed for the easement.
- B. The City of Waltham will conduct one site visit of the property on August 31, 2012 at 10 am. Interested parties should meet in front of 230 Moody 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.
- C. All questions regarding the RFP should be submitted by electronic transmission to the Purchasing Agent who will notify by email all prospective bidders of the questions and answers.

Central Register – Acquisition or Disposition of Real Property

Authority:

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

Description of Property:

Exterior easement adjacent to  
230 Moody Street  
Waltham, MA  
648 square feet of land

Proposal Deadline:

September 07, 2012 at 10am

Estimated Value, Source of Valuation  
Assessed Value: \$22,000  
Appraised Value – June 21, 2012  
Between \$183,400 and \$196,700 if  
special permit granted by Waltham City  
Council for lot on which the easement  
exists as part of their total project.  
Based on appraisal by Waltham Board  
of Assessors.

Additional Information:

The City plans to sell “as is” an easement adjacent to 230 Moody Street.

Copies of the Request for Proposals are available in the office of the City of Waltham Purchasing Agent.

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

CITY OF WALTHAM, MASSACHUSETTS  
REQUEST FOR PROPOSALS  
PROPERTY FOR SALE

SEALED PROPOSALS for sale of the EASEMENT located adjacent to 230 MOODY STREET, WALTHAM, MA, will be received at the Office of the Purchasing Agent, City Hall, 610 Main Street, Waltham, MA 02452, until on September 7, 2012, 10am at which time they will be publicly opened and read. Proposal specifications may be obtained at the Office of the Purchasing Agent.

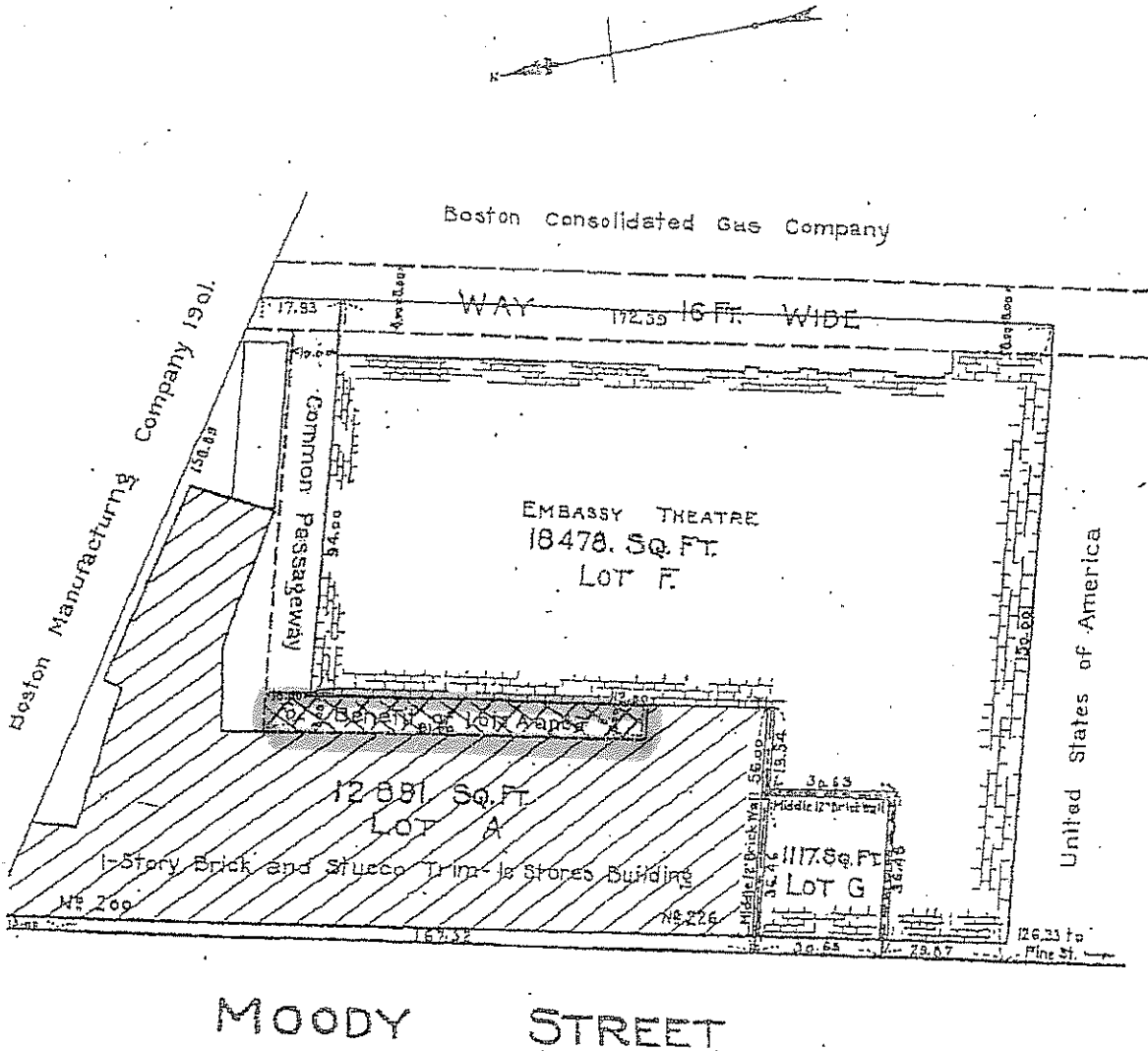
The City reserves the right to reject any and all proposals.

Joseph Pedulla, MCPPO  
Purchasing Agent

Advertise:

Plan of Land  
 in  
 Waltham MASS.  
 Scale 20 feet to an inch. June 12, 1928.  
 S. L. Leftvith, Consulting Surveyor  
 40 Court St. Boston.

(Original on file)  
 (Scale of this plan 30 feet to an inch.)



Middlesex Registry of Deeds, So. Dist.  
 CAMBRIDGE, MASS.  
 Rec'd Feb. 24, 1929, at 11.51 a.m. P.M.  
 with Deed  
 Ralph E. Snider, et al, Trs.,  
 New England Theatres Operating Corp.  
 Plan Number 146 of 1928.  
 Recorded, Book 533, p. Page 186.

5

Ex. B



# CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street Waltham Massachusetts 02452

## Order #

Ordered:


Ordered: That the Waltham City Council authorize the surplus of and abandonment of the interior 8' easement labeled "for benefit of Lots A and F" shown on the attached plan dated June 12, 1928 for such amount and upon such terms as the Mayor shall consider proper and authorize the Mayor to issue a release deed for said easement.

Furthermore, that since value of said easement is less than \$25,000 that said abandonment shall be done without a public RFP process.

29  
CITY OF WALTHAM  
2012 JUN 12 A 9:55  
RECORDED



Easement Moody Street

Read and adopted \_\_\_\_\_  
  
Council President

Approved : \_\_\_\_\_

\_\_\_\_\_  
Jeannette A. McCarthy, Mayor

**Received**  
JUN - 1 2012  
Mayor's Office



City of Waltham  
In the City Council

Date : May 29, 2012 Tuesday Moody Street Easement

	Yea	Nay	Abstained
Paul J. Brasco	✓	_____	_____
Thomas J. Curtin	✓	_____	_____
George A. Darcy, III	✓	_____	_____
Kenneth B. Doucette	✓	_____	_____
Joseph M. Giordano, Jr.	✓	_____	_____
Diane P. LeBlanc	✓	_____	_____
Robert G. Logan	✓	_____	_____
Gary J. Marchese	✓	_____	_____
Kathleen B. McMenimen	✓	_____	_____
Daniel P. Romard	✓	_____	_____
Stephen F. Rourke	✓	_____	_____
Thomas M. Stanley	✓	_____	_____
Edmund P. Tarallo	✓	_____	_____
Joseph W. Vizard	✓	_____	_____
Robert J. Waddick President	PRESIDING		

YEA 14  
NAY 0

Abstained \_\_\_\_\_ Ruling \_\_\_\_\_

Ex. C

CASE 5315

# Plan of Land

in

## Waltham MASS.

Scale 20 feet to an inch. June 12, 1928.

S. L. Leftovitch, Consulting Surveyor

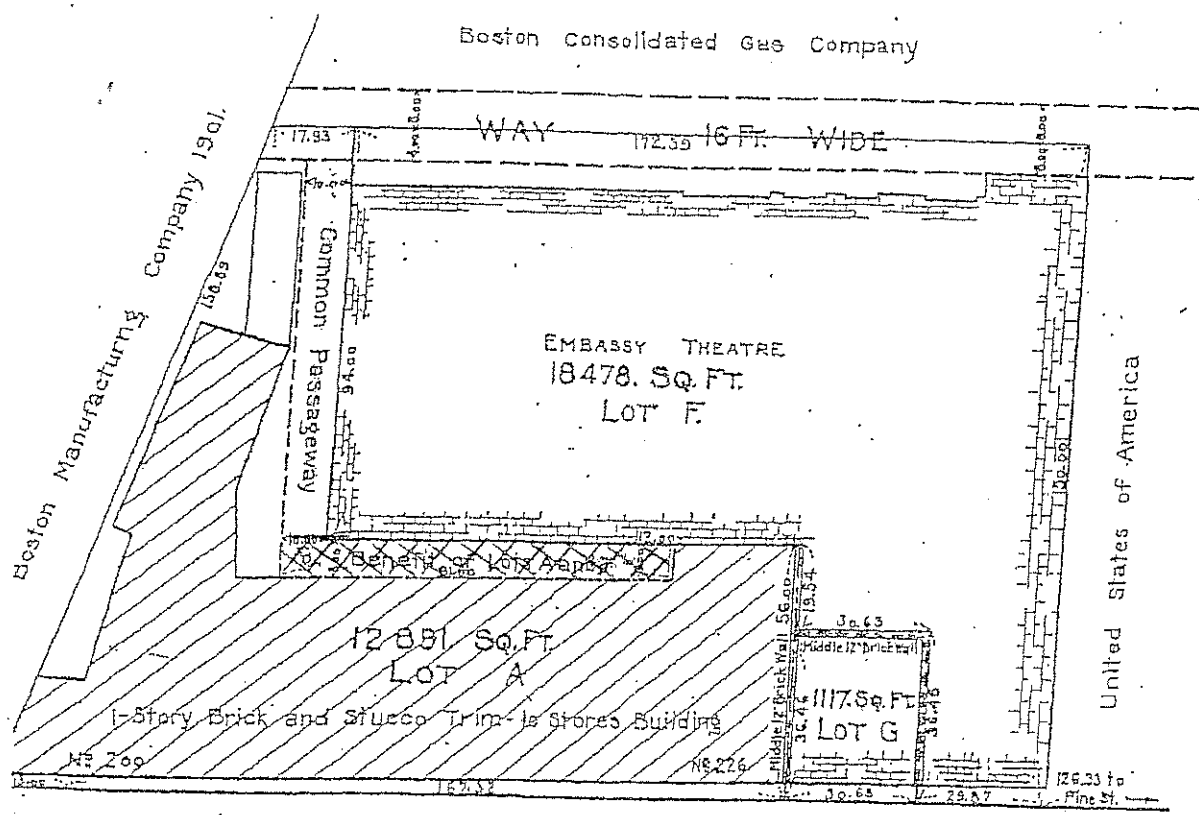
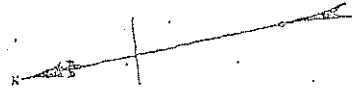
40 Court St. Boston.

(Original on file)

(Scale of this plan 30 feet to an inch.)

5/8/2012

Assessed Valuation of XX area containing 648 sq. ft. of land is \$22,000.00



Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.  
Rec'd Feb. 21, 1929 at 1.15.51 p.M.  
with Deed  
Ralph E. Snider, et al, Trs.  
New England Theatres Operating Corp.  
Plan Number 146 of 1928.  
Recorded, Book 533, p. Page 186

5

**PROPERTY LOCATION**

No. 2301ADJ AL No. MOODY ST. WALTHAM Direction/Street/City

**OWNERSHIP**

Owner: 1 CITY OF WALTHAM

Owner: 2

Owner: 3

Street 1: 610 MAIN ST.

Street 2:

Twp/City: WALTHAM

Suprov: MA

Postal: 02452-5552

**PREVIOUS OWNER**

Owner: 1

Owner: 2

Street 1:

Twp/City:

Suprov:

Postal:

**NARRATIVE DESCRIPTION**

This Parcel contains .015 SQ. FT. of land mainly classified as MUNICIPAL

**OTHER ASSESSMENTS**

Ref: No. Amount: Com. In

**PROPERTY FACTORS**

Item Code Descr % Item Code Descr

Z 0 U

Consist: Exempt

Flood Haz: Topo

D 0 Test

S Street 41

Traffic

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Value	Land Size	Land Value	Total Value
903	648,000	22,000	648,000	22,000	22,000

Total Card	Total Parcel	Total Value per SQ Unit	Card	Parcel
0.015	0.015	22,000	N/A	N/A

**PREVIOUS ASSESSMENT**

Year	Use	Cat	Bldg Value	Yd. Value	Land Size	Land Value	Total Value	Assesd Value

**BUILDING PERMITS**

Date	Number	Descr	Amount	C/O	Last Mod	Fed Code	F. Descr	Commit

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Well	Assoc P/OI Value	Notes
CITY OF WALTHAM	12188-92		4/14/1972		230000	Yes	No			

**TAX DISTRICT**

Pat Acct.	Parcel ID	Print	Date	Time	Last Rev	Date	Time
	R060 028 018A		05/08/12	09:05:38	05/08/12	09:05:38	

**INCOME INFORMATION**

Type	Description	Fl	Qty	Leased Area	Tell	Rent \$	Ovr-Rent	Econ Inc

**ACTIVITY INFORMATION**

Date	Result	By	Name

**LAND SECTION**

Use Code	Description	Lot	No. of Units	Depth	Unit Type	Land Type	Base Value	Unit Price	Ad	Neigh	Neigh Mod	Int'l	%	Int'l 2	%	Int'l 3	%	Appraised Value	Alt	Spec	Fact	Use Value	Notes
903	MUNICIPAL	648	1	0	17	2,000 CA	1.00	UNBLD	-50			22,032						22,032				22,000	

**VERIFY SIGNATURE OF VISIT HOT DATA**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Initials: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Mobile: \_\_\_\_\_

Pager: \_\_\_\_\_

Other: \_\_\_\_\_

Total Sp/Sm: 648.00

Parcel LUG 903 MUNICIPAL

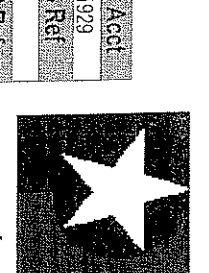
Prime Use Descr: COM AVG

Total: 22,032

Sp Credit: \_\_\_\_\_

Total: 22,000

Believed to be correct but is subject to change and is not warranted.



**Patriot Properties Inc.**  
USER DEFINED

LOT # A & F, 230 ADJ. MOODY STREET:  
COMMON PASSAGEWAY FOR BENEFIT OF  
LOTS A & F.

Type		Rating
Sty.Ht		
(Lvl) Units	Total: 0	
Foundation		
Frame		
Plume Wall		
Sec Wall		
Root Struct		
Root Cover		
Colo		
View / Desif		

Full Bath	Rating
A Bath	Rating
3/4 Bath	Rating
A 3/8Bh	Rating
1/2 Bath	Rating
A HBth	Rating
Ch/Fix	Rating

Other Features	
Kits	Rating
A Kits	Rating
Fipi	Rating
WSE/Luc	Rating

Grade		Est Yr. Bilt
Year Bilt		All %
All Linc		Fact
Junstrial		
Const Mod		
Lump Sum Adj		

Adq.Ht/Ft		Phys Cond
Prin In Wall		Functional
Sec In Wall		Economic
Partition		Special
Prin Floors		Override
Sec Floors		
Bmnt. Fl.		
Bmnt. Gal		
Electric		
Installation		
Int vs Ext		
Heat Fuel		
Heat Type		
Heat Sys		
% Heat Sys		
% Heated		
Solar HW		
% Corrt Wa		

Basic \$ / SQ	1,000,000,000
Size Adj	1,000,000,000
Const Adj	1,000,000,000
Adj \$ / SQ	
Other Features	0
Grade Factor	
Neighborhood Int	1,000,000,000
LUO Factor	1.00
Adj Total	0
Depreciation	0
Depreciated Total	0

Code	Description	A	YS	QTY	Size Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUO	Fac	NB/Fd	App Value	Code/Fact	Units Value
------	-------------	---	----	-----	----------	------	-----	------	------------	-----	-----	-----	-----	-------	-----------	-----------	-------------

Code	Description	A	YS	QTY	Size Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUO	Fac	NB/Fd	App Value	Code/Fact	Units Value
------	-------------	---	----	-----	----------	------	-----	------	------------	-----	-----	-----	-----	-------	-----------	-----------	-------------

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

Level	FX	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
LV 2												
LV 1												
Lower												
Totals												

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

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

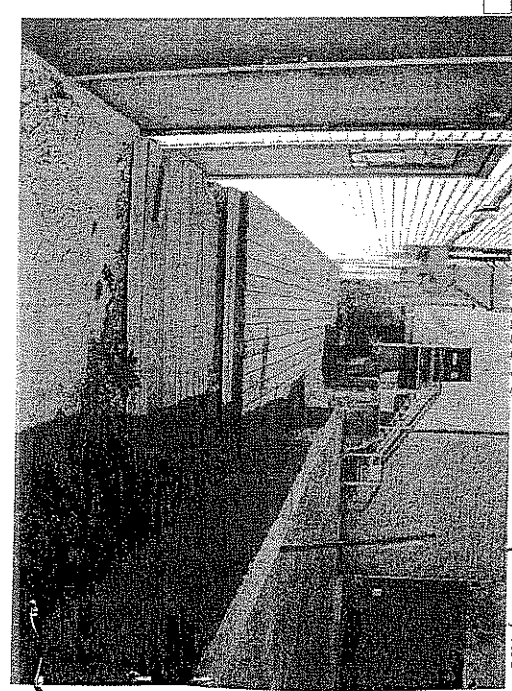
Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

Code	Description	Area	SO	Rate	AV	Under Value
Code	Description	Area	SO	Rate	AV	Under Value

IMAGE

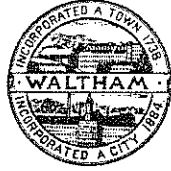


AssessPro Patriot Properties, Inc

City of Waltham  
Massachusetts

EX. D

Waltham Board of Assessors  
Tel: 781-314-3200  
Fax: 781-314-3218  
assessors@city.waltham.ma.us



610 Main Street  
Waltham City Hall  
Waltham, MA 02452

Received  
JUN 21 2012  
Mayor's Office

Date: June 21, 2012  
To: Jeannette McCarthy  
Mayor  
From: Joseph Goode  
Chairman BOA  
Re: 210 Moody Street

Enclosed are figures for the assessed value to the property owner if it acquires the easement and then can build on the easement area. I provided an income value approach sketching the proposed building with the easement included on all four floors in the building indicating a value of \$3,477,300. Excluding the easement on all four floors and assuming one bedroom would be lost in each of the two bedroom units the value would be \$3,293,900 a difference of \$183,400.

I then applied the market approach not using rents. The assessed value with the easement included on all four floors in the building would be \$3,455,900. Without the easement on all four floors the value would be \$3,259,200 a difference of \$196,700.

The figures provided are for assessing purposes for leased fee and fee interest. Assessors do not value easements.