

**Addendum #1
September 21, 2023
Town of Northborough
Request for Proposals
for
Redevelopment of
Former Northborough Fire Station and
Disposition of Property at 13 Church Street
Issue Date August 16, 2023**

To: All Prospective Proposers

This document serves as Addendum #1 for the Request for Proposals (RFP) for the Redevelopment of Former Northborough Fire Station and Disposition of Property at 13 Church Street, issued by the Town of Northborough on August 16, 2023. This document shall be incorporated into the proposal documents. References to applicable sections of the original Proposal Document are provided where appropriate.

Proposers shall note receipt of this Addendum in their proposal narrative.

The proposal submission deadline has been revised. Submissions are now due by Wednesday September 27, 2023, at 2:00 PM.

A. Questions from prospective respondents

Q. I believe there was a new survey done within the last year or two to resolve a boundary discrepancy and establish a legally accepted lot line. Is there an updated, accurate survey available for viewing online?

A. The new survey plan entitled “ANR & EASEMENT PLAN 13 CURCH STREET NORTHBOROUGH, MASSACHUSETTS” dated July 1, 2022 is provided as an attachment to this Addendum #1.

Q. The property has been vacant for almost 20 years and was last used as storage for municipal items and equipment until deemed no longer safe. Photos show only parts of what is inside, and no public persons are allowed inside due to poor, unsafe conditions. The photos show the 2 generators mentioned, but also show at least 2 gas tanks that are not mentioned in the details. It is entirely possible and even probable that there may be more items of note that are either

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not mentioned or shown in photos available. In order to get an accurate assessment of what might actually still be in the building, and have a clear idea of what materials, hazardous items, equipment needing to be disposed of, it would be necessary to have a video of some sort. Would the town be able to provide a video of the inside of the structure in its entirety?

A. Video will not be provided. However, additional photographs have been provided as an attachment to this Addendum #1.

Q. ATTACHMENT A - the building is listed in inventory on attachment A: Locus Map of Property and Assessor Card the condition of the structure is listed as being in fair-avg condition. This is completely inaccurate. Photos show poor conditions and description of it and inability to access the structure due to safety reflects poor condition. I thought assessments were required on an annual basis but this one does not reflect the current condition of the building. How often is this assessment done? What specifically are the “extra features” listed and how are they assessed at \$23,000?

A. Best The “extra features” listed for \$23,000 was a finished mezzanine valued in FY2022. This value did not exist on the parcel in FY23 or for the upcoming FY24 value. Values get updated once a year (January) but not all physical inspections occur each year. This property was last inspected June 9, 2023 and that visit resulted in the following:

30,300 Building value
157,100 Land value
187,400 Total Value

This value reflects a building in Dilapidated condition as well as a 40% reduction in land value due to the easement. This total valuation will be reflected in January (FY2024).

Q. Northborough GIS viewer:--The second part of Attachment A shows the property of 13 church but under property info has this:

ID# 215-081-0.0019.000.0
Address 369 west main st
Owner; coufor, George&peter trust
369 West main street
I assume this is an error but would like clarification.

A. The current Town GIS Map presents 13 Church Street owner ship as the following:

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Address 13 CHURCH STREET
PID 63064000
Land Use 939(Exempt)
Owner Town of Northborough

- Q. Would the new property lines established and the larger easement width leading to a reduction in size and developability of the lot be reflected in the land value? Was there any change in the land value assessment after the corrected boundary lines?
- A. A 40% reduction in land value due to the easement has been applied. This will be reflected when the mass update for FY24 values takes place (January 2024).

The change in square footage and boundary lines will be updated when the attached plan is recorded at the registry of deeds, which is expected to occur later this month.

- Q. ATTACHEMENT D-Sewer Easement Plan - with the latest sewer easement provided, the easement width from front to back of property was increased from 25/26 ft. to 30/34 ft. What was the reason for 5-7 ft increase in the width along the easement?
- A. The Attachment D assessor mapping shows an unaccepted easement as the easement user and underlying property owner are the same entity, the Town of Northborough. The currently accepted easement shown on new survey plan entitled "ANR & EASEMENT PLAN 13 CURCH STREET NORTHBOROUGH, MASSACHUSETTS" dated July 1, 2022 as provided as an attachment to this Addendum #1 shows easements widths of 30.81' at the rear of the parcel and 32.46' at the front of the parcel. The increase in size provides for safe maintenance access around the existing sewer pump station.
- Q. The sewer easement plan states the lot size as being 15,366 sq feet, which measures .384 acres. The property description lists it as .42 acres, I believe it to be correct at .384 acres but would like that to be definitively clarified. Please clarify.
- A. The parcel area is 15,366 square feet, which equates to 0.353 acres. The property description as shown on the assessor documents has not been updated, therefore 0.42 acres is not accurate.

END OF ADDENDUM #1