



# Town of Northbridge

## REQUEST FOR PROPOSALS

44 Cross Street  
Whitinsville, MA 01588



**Project Title: Sale & Development of the former Northbridge Elementary School**

**Issued: Wednesday, November 15, 2023**

**Proposals due: Friday, January 12, 2024, by 12:00 PM**

**Town:** Town of Northbridge, Town Hall  
**Address:** 7 Main Street, Whitinsville, MA 01588  
**Contact:** Adam Gaudette, Town Manager  
**Telephone:** (508) 234-2095  
**Email:** [agaudette@northbridgemass.org](mailto:agaudette@northbridgemass.org)



# Town of Northbridge Request for Proposals

## Town of Northbridge Legal Notice Request for Proposals

The Town of Northbridge ("Town") is requesting proposals from qualified developers to purchase and redevelop the former Northbridge Elementary School located at 44 Cross Street, Whitinsville, MA. RFP documents are available by email request to [agaudette@northbridgemass.org](mailto:agaudette@northbridgemass.org).

The sale of this property will require that the selected proposer enter into a Development Agreement negotiated with terms satisfactory to the Town and sufficient to ensure the prompt completion of the project in accordance with the terms of the accepted proposal.

There will be a required pre-bid informational session on **Wednesday, November 29, 2023, at 11:00 a.m.** at the site, 44 Cross Street, Whitinsville, MA 01588.

Sealed responses clearly labeled **"Redevelopment Proposal for the former Northbridge Elementary School"** are due by **12:00 p.m. on Friday, January 12, 2024**, delivered to: Town Manager/Chief Procurement Officer, Northbridge Town Hall, 7 Main Street, Whitinsville, MA 01588.

The Town reserves the right to reject any and all proposals; to waive any defects, informalities, and minor irregularities; to award contracts; or cancel this RFP, if it is in the Town's best interest to do so.

Adam D. Gaudette  
Town Manager

<b>Advertised in Central Register/Milford Daily –</b>	<b>Wednesday, November 15, 2023</b>
<b>Pre-Bid Informational Session –</b>	<b>Wednesday, November 29, 2023</b>
<b>Responses / Proposals due –</b>	<b>Friday, January 12, 2024</b>

## Development Opportunity

The Town of Northbridge (“Town”), acting by and through its Select Board and Town Manager, is providing an opportunity for a qualified private developer (“Developer”) to purchase the Project Site (described below) for a re-use development. The Town seeks proposals that demonstrate a creative approach for the Project Site, outlining an achievable development plan.

The Town sees the redevelopment of the Project Site as a critical component of the historic mill village of Whitinsville. The Town recognizes that a development of this type may take some time to accomplish but cannot allow the project to languish, with no substantive progress being made or with material changes being made to the accepted proposal. Accordingly, the Project Site will be sold subject to a Development Agreement (described below) negotiated with the Developer with terms satisfactory to the Town and sufficient to assure the Town of the prompt completion of the project in accordance with the terms of the accepted proposal.

This transaction will be a disposition of an interest in real property owned by the Town and is subject to the provisions of M.G.L. c. 30B, §16. This request for proposals (“RFP”) is being issued pursuant to that statute. While the purchase price is an important part of any respondent’s proposal, the Town will also evaluate other factors including the experience of proposed Developer; its demonstrated success in design, construction, and operation of business and residential (if applicable) development that would result in a viable development; experience with restoration of older structures; and the proposed timing for the project.

### 1. Project Site

The Town of Northbridge owns the approximately 2.73-acre Project Site located at 44 Cross Street. The Project Site is close to the Route 146 corridor, which connects Providence and Worcester, with easy access to the Massachusetts Turnpike (I-90) which travels east to Boston and West to Albany, NY. It is also in close proximity to Downtown Whitinsville, a thriving commercial district with churches, retail, professional offices, Memorial Park, Town Hall, and a community center.

There are multiple buildings on the site. The original 3-story school building was constructed in 1952 with a one-story addition built in 1983 and consists of approximately 49,158 gross square foot of floor area. The other building on the site is an 1875 Victorian Home that currently serves as the Northbridge Public Schools Administration Offices.



The Town completed a new 176,000 sq ft Northbridge Elementary School on the former Balmer School site off Crescent Street in August of 2021. Since then, the Town has conducted significant due diligence on the former property including existing conditions survey, a Phase 1 and Phase 2 Environmental Assessment, and feasibility study. There was also a building conditions assessment during the new school project, highlighting some of the issues with the existing structures. All of this information is available on the Town's website ([www.northbridgemass.org](http://www.northbridgemass.org)) under the "Projects" tab.

## **2. Development Considerations**

*Zoning.* The Town intends to sell this property for a redevelopment project within the current zoning for this site, or for creative developments that are beneficial to the Town that may require zoning modifications.

The project site is located in the Town's Heritage (H) Zoning District. The purpose of this district is to preserve and reinforce the visual and historical character of the Memorial Square Area of the Town of Northbridge by regulating the type and intensity of uses which may be proposed within it. The district allows One and Two-Family Dwellings by Special Permit, and most business and office uses by Right. For other potential uses such as multi-family dwellings and other commercial, a zoning modification would be required.

The main school building itself is pre-existing non-conforming as it does not meet the 10-feet required side setback on the northern property line.

Development proposals submitted to the Town under this RFP shall be consistent with the vision and purpose of the Zoning District described above or for a redevelopment that is compatible with surrounding properties and is beneficial to the Community. Proposed developments must comply with all other relevant Town Bylaws, including but not limited to the following permits and/or approval requirements:

1. *Other Required Municipal Approvals.* The Project Site is not located within the Floodway and Floodplain Overlay District. Depending on the final design proposed for the Project Site, some or all of the following approvals by various agencies of the Town may be required for the development and use of the property:
  - Select Board: Liquor license, common victualler's license, and other licenses if needed.
  - Planning Board: Site Plan Review may be a requirement; Special Permit approval may be required and other approvals within the planning board's approval process.
  - DPW: Any new road opening permits, stormwater, water, sewer and similar permitting requirements.
  - Board of Health: Hazardous materials, food sales and/or service and other applicable permits and requirements.
2. *Utilities:* The Project Site presently is supplied by town water, town sewer as well as natural gas and electric services. The Project Site has telephone service through Verizon and internet/cable service through Spectrum.

3. *Timing.* The former school building is currently vacant and the school administration offices will be relocated from the Victorian prior to sale or construction. The Town seeks to have redevelopment activities begin as soon as possible. *The proposed timing of a project will be a factor in the Town's evaluation.*
4. *Development Restriction.* The Town is seeking to maintain the Victorian building as part of any proposed redevelopment on the Project Site. It is identified as a historic property located within the Whitinsville National Historic District but does not appear to have any development restrictions. The Town will not restrict the preservation of the former school buildings and will consider proposals that demolish, selectively demolish, or reuse those structures.

### **3. Prospective Developer's Due Diligence and M.G.L. c. 21E Site Disclosure**

Each prospective Developer is responsible for undertaking an independent review and analysis concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals and other development and legal considerations pertaining to the Project Site and the proposed redevelopment.

The Town makes no representations or warranties, expressed or implied, as to the accuracy and/or completeness of the information provided in this RFP. Prospective Developers will be expected to undertake their own review and analyses concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, reuse potentials, and other development, ownership and legal considerations (including, but not limited to, any applicable public construction and/or fair wage laws).

All respondents are strongly encouraged to visit the Project Site before submitting a proposal. Anyone looking to submit a proposal should attend the **Pre-Bid Informational Session on Wednesday, November 29, 2023, at 11 am at the Project Site.** The Project Site will be delivered "as is", without any warranty or representations by the Town with regard to existing conditions.

### **4. Development Agreement:**

As noted above, the Town sees the redevelopment of the Project Site as a critical piece of Downtown Whitinsville. The Town recognizes that a development of this type may take some time to accomplish but cannot allow the project to languish, with no substantive progress being made or with material changes being made to the accepted proposal.

Accordingly, the Town will dispose of the Project Site through one or more agreements (here collectively referred to as the "Development Agreement") negotiated with the Developer which, in the sole discretion of the Town, will be adequate to assure the Town that the project will be completed in a timely manner and in accordance with the terms proposed by the Developer and accepted by the Town.

A transaction structured as a lease-to-purchase arrangement, a conveyance at closing with a deed back to the Town held in escrow pending satisfactory completion of the project, or a land disposition agreement with appropriate terms would be acceptable to the Town. The Town is willing to consider such terms as may be proposed by a prospective Developer in this regard. The Town is also willing to consider an installment purchase price provision.

## 5. Schedule

<b><u>RFP issued</u></b>	<b><u>November 15, 2023</u></b>
<b><u>RFP Responses (Proposals) due</u></b>	<b><u>January 12, 2024 at 12:00 p.m.</u></b>
<b><u>Tentative Award*</u></b>	<b><u>On or about March 1, 2024</u></b>
<b><u>Execution of purchase contract *</u></b>	<b><u>On or about May 10, 2024</u></b>

*\* The Town does not guarantee these dates but will make every effort to achieve them to allow construction or alterations to commence during the 2025 construction season.*

All Proposals shall be deemed to be public record, within the meaning of M.G.L. Chapter 4, Section 7(26) after the Proposal Due Date.

## 6. Submission Requirements

All proposals must be submitted in accordance with the terms and conditions of this RFP to the Town Manager's Office, Attn: Adam Gaudette, Town Manager, Northbridge Town Hall, 7 Main Street, Whitinsville, MA 01588, no later than **12:00 p.m. on Friday, January 12, 2024.**

Prospective Developers shall submit an original and 6 copies of their Proposals in a sealed envelope together with a USB flash drive of the Proposal in .pdf format. Neither faxed nor emailed Proposals will be accepted. Envelopes shall be marked:

### **"Redevelopment Proposal for the former Northbridge Elementary School"**

Proposals may include any materials and information that the Developer determines are necessary to satisfy the requirements of this RFP. A prospective Developer may not correct, modify or substitute a submitted Proposal in any manner unless authorized by the Town in its sole discretion.

A complete proposal shall include the following:

- A. **Statement of Interest**: Provide a statement of proposer's interest in development of the project; highlights of the proposer's qualifications; a description of how the proposed concept addresses the objectives listed in this RFP; and a brief description of project team.
- B. **Applicant Qualifications**: Provide an organizational chart describing the entities and key personnel on the proposer's team, resumes for lead personnel, and a brief description of similar projects completed by the team or individual in the past ten (10) years.
- C. **Development Project Experience**: Provide one (1) example that demonstrates successful developments or re-use projects in a downtown environment as well as a list of all residential or commercial development projects undertaken within the last ten (10) years. If the Developer intends to propose a mixed-use development or single use, provide examples of projects that incorporate multiple uses into the development. Please include the following information for each past project example: a) location and photographs; b) number of units, the mix of units, the unit sizes, number of square feet and any customer survey/satisfaction information; c) total development cost identifying the amount of debt and the amount of equity used to finance project and economic return(s) achieved;
- D. **A Conceptual Description of the proposed development that includes:**
  - Development program, including floor area for the specific types of uses that will be sought.



- Estimated ground coverage, height, and gross floor area of the buildings being considered. Estimated square footage of existing building(s) to be razed and explanation of need, if applicable.
- The number of residential or commercial units proposed by size, tenure (whether rented or owned), level of affordability, and accessibility provisions, if any, beyond code compliance.
- Description of how the proposed uses will relate programmatically to the surrounding land uses and the Town, identifying the basis for anticipating the degree to which the nonresidential uses will attract people to and thus enliven the vicinity.
- Description of the physical design of the development in words, graphics, or both, including indication of site-specific conceptual layout, how parking is to be accommodated as divided among at-grade options and indication of points of access into the site for pedestrians, autos, and servicing trucks.
- Project Schedule that sets out the anticipated time of commencement of construction, how work would be phased, length of likely construction, and identification of contingencies that might alter the timing.

E. Financial Information that includes:

- Anticipated financial and management interests in the development;
- Strategy for securing equity and financing;
- Banking references;
- Pro Forma.

F. Price Proposal on Form set forth as Attachment B that includes the amount to be paid by the developer for purchase of the Project Site.

G. RFP security in the amount of \$5,000.00. Such security shall be payable to the Town in the form of cash, certified check, treasurer's or cashier's check issued by a responsible bank or trust company, or a bid bond issued by a surety licensed to do business in the Commonwealth of Massachusetts; and shall be conditioned upon the faithful performance by the principal of its obligation to pursue and negotiate in good faith the project as anticipated in its proposal.

All security of all proposers shall be retained until the execution and delivery of a Development Agreement with the Developer selected by the Town. At that time the security provided by all other proposers will be returned.

The RFP security covers the Town for damages if a proposer were to withdraw its proposal after the submission date. Be advised that to the extent permitted by law the Town will retain all RFP security for withdrawn proposals.

H. A disclosure of whether or not the proposed Developer and/or any of its principals, partners, co-ventures and/or subcontractors participating in the proposal or the project has been dismissed or disqualified from a bid or contract within the past five years, and if so, the reason(s) why.

I. A disclosure of any conditions (bankruptcy or other financial problems, pending litigation, planned office closures, impending merger) that may affect the developer's ability to perform contractually. If a joint venture, a disclosure is required for each partner in the joint venture.

Following the deadline for receipt, the Town Manager or his designee will open the Proposals and prepare a register of those developers or individuals submitting Proposals, which shall be made available for public inspection.

All proposals shall remain firm for one hundred twenty (120) calendar days from the proposal due date.

## 7. Proposal - Minimum Requirements

In order to be considered for evaluation, the proposal must have met the RFP minimum requirements by providing the following with its proposal:

- The Proposal must be a Complete Proposal as defined in Section 7 above.
- At least one member of the Development Team or individual must have completed one comparable business or reuse development within the past ten (10) years.
- The key members of the development team or individual must each submit three (3) satisfactory references.
- RFP security in the amount of \$5,000.00
- The Developer must provide evidence of financial capacity to undertake the proposed development.
- Certificate of Non-Collusion. See Attachment C.
- Attestation - Certificate of Compliance with State Tax Laws, M.G.L. c. 62C, §49A. See Attachment D.
- Certificate of Authority (if applicable). See Attachment E.
- Attestation – Disclosure Statement for Transaction with a Public Agency concerning Real Property M.G.L. c. 7C,s.38 (formerly M.G.L. c.7,s.40J) See Attachment F.

## 8. Proposal – Evaluation Criteria

All proposals meeting the Minimum Criteria will then be evaluated based on the following Comparative Evaluation Criteria:

### a. Consistency with Project Vision Described in RFP Introduction (“Development Opportunity”)

- *Highly Advantageous:* Conceptual plan and description incorporates the Project Vision section. (8-10 points)
- *Advantageous:* Conceptual plan and description incorporates some of the Project Vision section. (5-7 points)
- *Unacceptable:* The project fails to include the desired attributes listed in the Project Vision section. (0-2 points)

### b. Qualifications of Project Team

- *Highly Advantageous:* Project Team or individual has successfully completed business and/or reuse projects of similar scope, including redevelopment of municipal properties, and has demonstrated a high likelihood to complete the Project successfully and in an expedited manner. (8-10 points)



- *Advantageous:* Project Team or individual has some development experience and has a reasonable likelihood of completing the Project acceptably and on time. (5-7 points)
- *Unacceptable:* Project Team or individual does not have documented experience with single or mixed-use redevelopment projects. (0-2 points)

**c. Project Feasibility, Including Ability to Obtain Financing**

- *Highly Advantageous:* Proposal includes details on committed tenants and financing. High likelihood that developer has the ability and the resources to complete its project in the manner proposed. (8-10 points)
- *Advantageous:* Reasonable likelihood that developer has the ability and the resources to complete its project in the manner proposed. (5-7 points)
- *Unacceptable:* Developer does not have the ability and the resources to complete its project in the manner proposed. (0 points)

**d. Project Timing**

- *Highly Advantageous:* Proposal includes a detailed timeline projecting the developer's ability to complete required permitting and begin construction as soon as possible after award. (8-10 points)
- *Advantageous:* Proposal includes a timeline demonstrating the developer's ability to begin construction within one year after purchase. (5-7 points)
- *Unacceptable:* Proposal includes a timeline without sufficient detail or the proposal does not include any timeline. (0-2 points)

**e. Purchase price**

- *Highly Advantageous:* Project Team or Individual has offered a responsible purchase price as part of the RFP. (8-10 points)
- *Less Advantageous:* Project Team or individual has offered less than reasonable purchase price as part of the RFP. (3-6 points)

**9. Evaluation Process**

The Project Development Contract will be awarded to the most advantageous proposer, as determined by the Town at its sole discretion. The evaluation process will be made in three phases:

- (1) An initial review of each proposal will be made to determine whether all Minimum Requirements (Section 7 of this RFP) have been met. Any proposal not meeting those requirements will be eliminated from consideration.
- (2) Proposals that satisfy the Minimum Requirements will be further evaluated in accordance with the Comparative Evaluation Criteria set forth in Section 8 of this RFP by the evaluators appointed by the Town.

(3) The evaluations will be reviewed in conjunction with the financial proposals, the results of any interviews and any additional information requested by the Town, on which basis the most advantageous proposer will be identified.

During the evaluation process, the Town reserves the right for any reason deemed appropriate by the Town to waive portions of the RFP; to waive any minor informality in a proposal; to request “best and final” offers; to reject any and all Proposals; to terminate this RFP; and/or to issue a new RFP.

The Town reserves the right to reject any and all proposals if it determines that the criteria set forth have not been met or for any other reason in its sole discretion.

Within sixty (60) days of being selected, the Designated Developer shall provide to the Town:

- Development Agreement(s) as negotiated with and to the satisfaction of the Town, executed by the Developer.
- A deposit equal to 10% of the Purchase Price.
- A signed Disclosure Statement of Beneficial Interest in accordance with M.G.L. c.7, §40J.
- Any other documents as required by the Town.

If the required documents are not executed and submitted to the Town within the specified time, the Designated Developer’s selection will automatically expire, unless extended in writing by the Town at its sole discretion.

The Town reserves the right to negotiate with another proposer if the Designated Developer and the Town are unable to negotiate a final Development Agreement satisfactory to the Town in its sole discretion.

## **10. Rule for Award of Contract**

The RFP contract will be awarded to the most advantageous proposal from a responsive and responsible proposer, taking into consideration price and all other evaluation criteria set forth in the RFP. Before awarding the RFP, the Town may request additional information from prospective developers or individual, and/or may require interviews.

## **11. Non-Applicability of Public Construction Laws**

It is the Town’s intent that any agreement resulting from this RFP shall be for a private development to which none of the laws and regulations applicable to public construction projects shall apply. The Town has established certain Proposal Minimum Requirements (See Section 7 herein), but otherwise the successful developer shall be responsible for the design and construction of its Project. The Town shall have the right to inspect the Project during construction for the purpose of assuring that construction is following the developer’s Proposal and not to modify the design or the manner of construction except to the extent any municipality might exercise its health, safety, and zoning powers for any private construction project.

## **12. Disclaimer/Reservation of Rights**

The Town makes no representations or warranties, expressed or implied, as to the accuracy and/or completeness of the information provided in this RFP. The Project Site will be disposed of to the

Selected Developer in “AS-IS”, “WHERE IS” and with “ALL DEFECTS” without any representation, warranty or covenant of any kind whatsoever, and the successful developer shall agree to accept the Project Site in such condition without recourse to the Town of any kind or for any reason whatsoever.

The Town reserves the right to extend the deadline for submission of Proposals, to request supplementary information, to conduct interviews with any or all of the developers submitting proposals, to waive minor informalities, and to reject any or all proposals, in whole or in part, if in its sole judgment the best interests of the Town would be served in doing so. The Town will reject any and all proposals when required to do so by applicable law.

The Town reserves the right to negotiate any and all terms of a Development Agreement (Purchase and Sale Agreement or other agreement with the Designated Developer). If such negotiations cannot be concluded successfully with the Designated Developer, the Town may choose to negotiate an agreement with the next Designated Developer from the pool of proposers, to terminate this RFP process, or to begin a new RFP process.

Execution of a Development Agreement with the Town for the Project Site in no way constitutes satisfaction of any applicable Town bylaws nor guarantees issuance of any required Town permit, including a special permit/site plan approval or liquor license.

**ATTACHMENT A**  
**PROPERTY INFORMATION**

The ROMAN CATHOLIC BISHOP OF WORCESTER,

sole  
a corporation/duly established under the laws of the Commonwealth of Massachusetts,  
and having its usual place of business at the City of Worcester,

Worcester County, Massachusetts, for consideration paid,  
and in full consideration of Four Hundred Twenty-Five Thousand Dollars (\$425,000.00)  
grants to THE INHABITANTS OF THE TOWN OF NORTHBRIDGE

of Town Hall, Whitinsville Worcester County, with quitclaim warrants

the land in that part of Northbridge, Worcester County, Massachusetts, known as Whitinsville, together with all the (Description and encumbrances, if any) buildings and other improvements thereon and all the privileges and appurtenances thereunto belonging, situated at the corner formed by the intersection of the northerly line of Linwood Avenue with the westerly line of Cross Street, shown as Lot B on a plan entitled: "LAND IN NORTHBRIDGE, MASS. OWNED BY ROMAN CATHOLIC BISHOP OF WORCESTER" dated January 7, 1974, by John R. Andrews, Plan Book 395, Plan 19 Jr., R. L. S., to be recorded herewith/containing 118,137 square feet more or less according to said plan, more particularly bounded and described as follows:-

BEGINNING at the southeasterly corner of the premises hereby described at the intersection of the northerly line of Linwood Avenue with the westerly line of Cross Street;

THENCE N. 45° 16' W. by the northerly line of Linwood Avenue, eighty and 41/100ths ( 80.41 ) feet to the southeasterly corner of a stone post shown on said plan as Linwood Avenue Bound #6;

THENCE N. 56° 36' W. still by said line of Linwood Avenue, one hundred fifty-nine and 72/100ths ( 159.72 ) feet to the face of a wall at the lot line of land now or formerly of George A. Armsby and being shown on said plan as Bound #5;

THENCE N. 27° 08' E. by said Armsby land and by the east face of a curb and partly by line of rods supporting a fence, two hundred sixteen and 55/100ths ( 216.55 ) feet to an angle;

THENCE N. 18° 16' E. still by said land now or formerly of George A. Armsby, one hundred ninety-one and 42/100ths ( 191.42 ) feet to a concrete bound at other land of the grantor;

THENCE S. 71° 42' E. by grantor's other land shown as Lot A on said plan, two hundred ninety-seven and 69/100ths ( 297.69 ) feet through a drill hole in a stone located 33/100ths ( .33 ) of a foot from the westerly line of Cross Street, to said westerly line of Cross Street;

THENCE S. 26° 21' W. by the westerly line of said Cross Street, two hundred two and 48/100ths ( 202.48 ) feet to a stone bound shown on said plan as stone bound #5;

THENCE S. 33° 28' W. still continuing by the westerly line of Cross Street, two hundred ninety-two and 49/100ths ( 292.49 ) feet to the point of beginning.

BEING a portion of the premises conveyed to the Roman Catholic Bishop of Springfield by deed of Arthur F. Whitin dated June 29, 1925, recorded with the Worcester District Registry of Deeds, Book 2375, Page 195 and shown on a plan thereof made by Edward D. Woods, Engineer, entitled: "Plan of an Estate in Whitinsville, owned by Arthur F. Whitin, 1920," filed with said Registry of Deeds in Plan Book 45, Plan 3.

~~SUBJECT to any rights of others in the land as shown on the last recorded plan~~

BEING a portion of the same premises conveyed to grantor by deed of the Roman Catholic Bishop of Springfield dated July 21, 1950, recorded with said Registry of Deeds, Book 3271, Page 143.

SUBJECT FURTHER to current real estate taxes and liens for municipal betterments, if any, assessed after date hereof.



In witness whereof, the said ROMAN CATHOLIC BISHOP OF WORCESTER  
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and  
delivered in its name and behalf by Bernard J. Flanagan,  
its Bishop hereto duly authorized, this 15<sup>th</sup>  
day of March in the year one thousand nine hundred and seventy-four.

Signed and sealed in presence of

Daniel M. Driscoll }

ROMAN CATHOLIC BISHOP OF WORCESTER

by Bernard J. Flanagan  
Bishop

The Commonwealth of Massachusetts

Worcester,

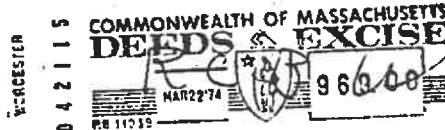
ss.

March 15, 1974

Then personally appeared the above named Bernard J. Flanagan  
and acknowledged the foregoing instrument to be the free act and deed of the Roman Catholic Bishop  
of Worcester, before me



John J. Morrissey  
Notary Public—State of Mass.  
John J. Morrissey  
My commission expires April 21, 1978



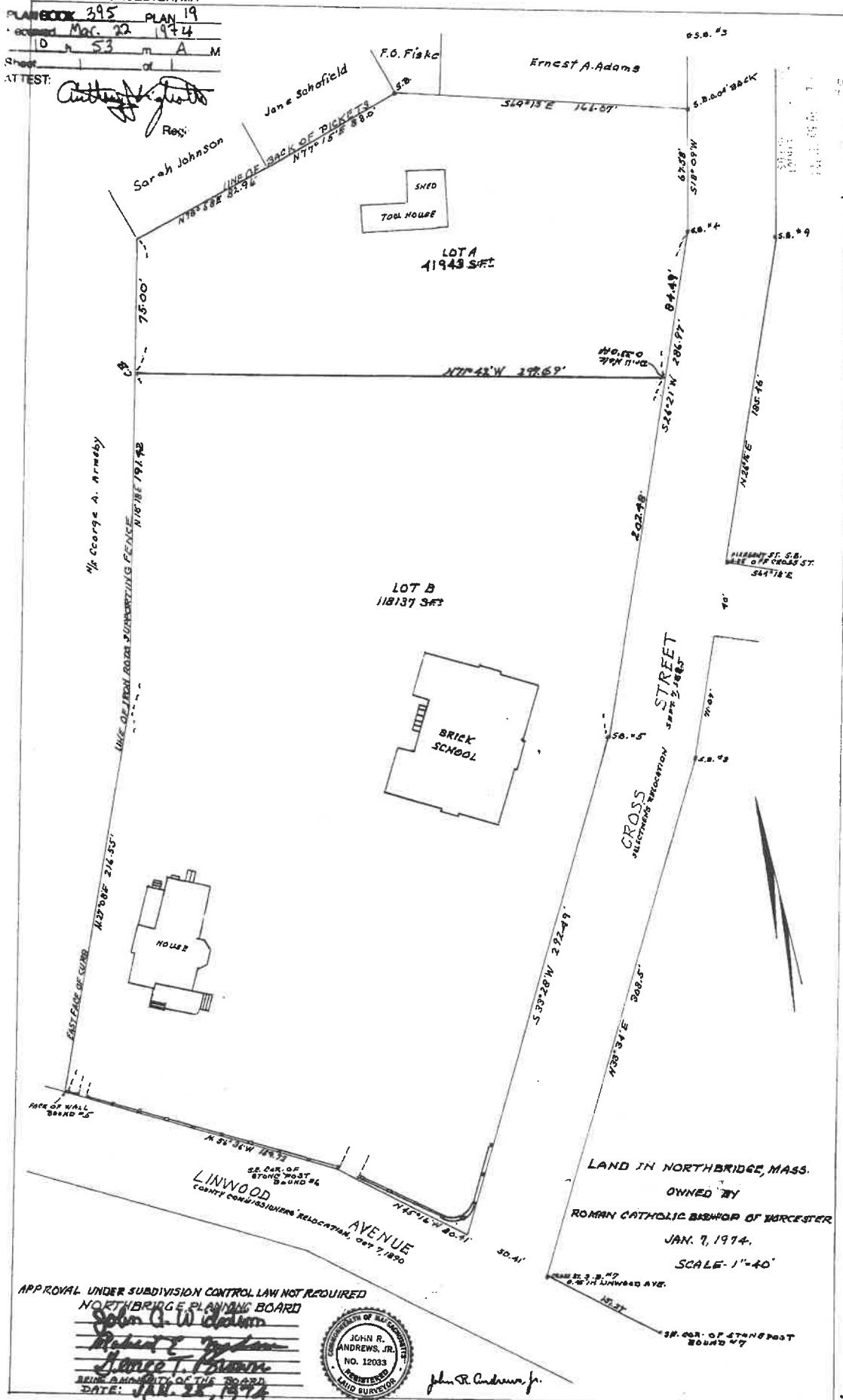
Recorded MAR 22 1974 at 11:15 A.M.

WORCESTER DISTRICT REGISTRY  
OF DEEDS-WORCESTER, MA

PLANBOOK 395 PLAN 19  
Recorded Mar. 22 1974  
D S3 A M

ATTEST:

*Anthony J. Gault*  
Reg.



APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
NORTHBRIDGE PLANNING BOARD  
*John A. W. Adams*  
*Robert E. Adams*  
*James T. Adams*  
SEAL AND SIGNATURE OF THE BOARD  
DATE: JAN. 28, 1974



*John R. Andrews, Jr.*

LAND IN NORTHBRIDGE, MASS.  
OWNED BY  
ROMAN CATHOLIC BISHOP OF WORCESTER  
JAN. 9, 1974.  
SCALE- 1"=40'

44 CROSS ST

Location 44 CROSS ST

Mblu 14A/ 160/ / /

Acct#

Owner TOWN OF NORTHBRIDGE

Assessment \$4,500,100

PID 1826

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$4,232,800	\$267,300	\$4,500,100

Owner of Record

Owner TOWN OF NORTHBRIDGE

Sale Price \$0

Co-Owner

Certificate

Address 44 CROSS ST  
WHITINSVILLE, MA 01588

Book & Page 5457/0088

Sale Date 03/22/1974

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TOWN OF NORTHBRIDGE	\$0		5457/0088	03/22/1974

Building Information

Building 1 : Section 1

Year Built: 1952  
Living Area: 49,158  
Replacement Cost: \$6,186,900  
Building Percent Good: 62  
Replacement Cost  
Less Depreciation: \$3,835,900

Building Attributes	
Field	Description
Style:	Schools-Public
Model	Commercial

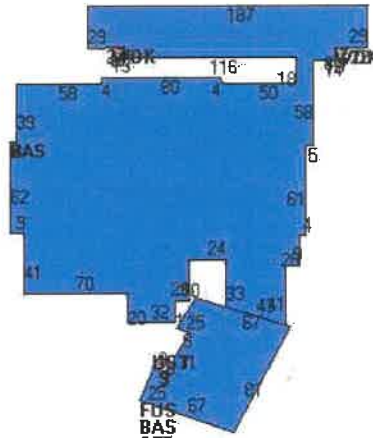
Grade	Average
Stories:	2
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Pre-Fab Wood
Roof Structure	Flat
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	MUNICIPAL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	903C
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

## Building Photo



(<http://images.vgsi.com/photos/NorthbridgeMAPotos/\00\00\50\53.jpg>)

## Building Layout



([http://images.vgsi.com/photos/NorthbridgeMAPotos/Sketches/1826\\_182](http://images.vgsi.com/photos/NorthbridgeMAPotos/Sketches/1826_182))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	40,285	40,285
FUS	Upper Story, Finished	5,070	4,817
SFB	Bsmt Fin Above Grade	5,070	4,056
UST	Utility, Storage, Unfinished	81	0
WDK	Deck, Wood	182	0
		50,688	49,158

## Building 2 : Section 1

**Year Built:** 1875  
**Living Area:** 6,127  
**Replacement Cost:** \$629,477  
**Building Percent Good:** 62  
**Replacement Cost**  
**Less Depreciation:** \$390,300

Building Attributes : Bldg 2 of 2	
Field	Description

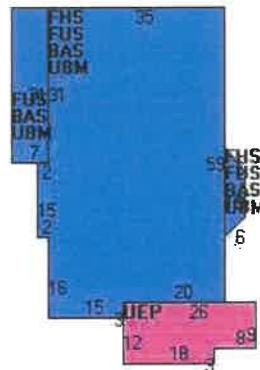
Style:	Office Bldg
Model	Commercial
Grade	Average
Stories:	2.5
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	MUNICIPAL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	903C
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

## Building Photo



(<http://images.vgsi.com/photos/NorthbridgeMAPPhotos/100\00\48\64.jpg>)

## Building Layout



([http://images.vgsi.com/photos/NorthbridgeMAPPhotos/Sketches/1826\\_608](http://images.vgsi.com/photos/NorthbridgeMAPPhotos/Sketches/1826_608))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,411	2,411
FUS	Upper Story, Finished	2,411	2,290
FHS	Half Story, Finished	2,194	1,426
UBM	Basement, Unfinished	2,411	0
UEP	Porch, Enclosed, Unfinished	288	0
		9,715	6,127

## Extra Features

Extra Features	Legend
No Data for Extra Features	

## Land

**Land Use**

**Use Code** 903C  
**Description** MUNICIPAL MDL-94  
**Zone** OH  
**Neighborhood** 0005  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 2.72  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$267,300

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			5000.00 S.F.	\$5,000	1
FN1	FENCE-4' CHAIN			400.00 L.F.	\$1,600	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$4,232,800	\$267,300	\$4,500,100
2020	\$4,232,800	\$267,300	\$4,500,100
2019	\$4,232,800	\$267,300	\$4,500,100



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** NBD.52  
**Historic Name:** Whitin, Arthur F. House  
**Common Name:** Northbridge Public Schools  
Administration Building  
**Address:** 87 Linwood Ave  
  
**City/Town:** Northbridge  
**Village/Neighborhood:** Whitinsville;  
**Local No:** 11;  
**Year Constructed:** C 1875  
**Architectural Style(s):** Stick Style;  
**Use(s):** Convent; Public School; Single Family Dwelling House;  
**Significance:** Architecture; Education; Religion;  
**Area(s):** NBD.A  
**Designation(s):** Nat'l Register District (04/09/1983);  
**Building Materials:** Wall: Wood; Wood Clapboard;  
Foundation: Concrete Unspecified;  
**Demolished** No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Monday, November 6, 2023 at 5:39 PM

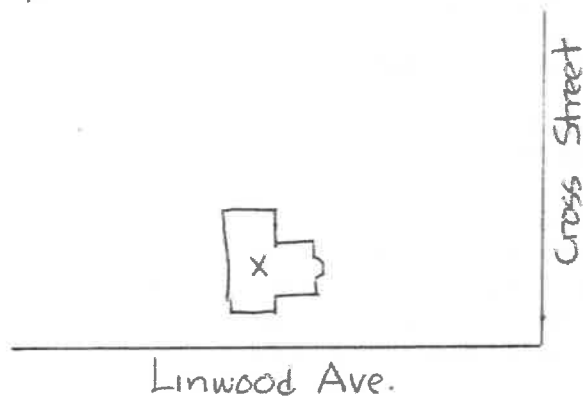
# FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.

North



NBD.52

In Area no.

A

Form no.

45

Town NORTHBRIDGE - WHITINSVILLE

Address 57 LINWOOD AVENUE

Name \_\_\_\_\_

Present use NORTHBRIDGE PUBLIC SCHOOLS  
ADMINISTRATION BUILDING

Present owner TOWN OF NORTHBRIDGE

Description:

Date ca 1875-80

Source exterior

Style Victorian Gothic

Architect \_\_\_\_\_

Exterior wall fabric clapboard

Outbuildings (describe) none

Other features window trim with saw-tooth  
decoration and some hood  
on brackets, bay with turret, creating  
on N.E. side, barge boards, gable  
aprons, dormers aprons

Altered porch added Date 1890

Moved \_\_\_\_\_ Date \_\_\_\_\_

5. Lot size:

One acre or less \_\_\_\_\_ Over one acre \_\_\_\_\_

Approximate frontage \_\_\_\_\_

Approximate distance of building from street \_\_\_\_\_

6. Recorded by \_\_\_\_\_

Organization NORTHBRIDGE HISTORICAL COM

Date \_\_\_\_\_

(over)

7. Original owner (if known) ARTHUR F. WHITIN

Original use RESIDENCE

Subsequent uses (if any) and dates residence of Arthur Whitin, convent for St. Patrick  
Northbridge Schools Admin. Building

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community development	_____	Political	_____	Transportation	_____

9. Historical significance (include explanation of themes checked above)

In 1868, Charles P. Whitin was taken ill with a chronic disease. He made his sons Edward, William, and Arthur partners.

Arthur decided to learn the trade of a machinist. "During 1871-2, Charles Trowbridge, the master mechanic of Whitin Cotton Mills, and Arthur F. Whitin, son of the owner (Charles), obtained several pattens on spinning rings and on the ring-making process by which they were able to produce superior rings, faster and at less cost than they were formerly been able to do." Arthur borrowed money from his father and formed a partnership with Trowbridge, under the name of the Whitinsville Spinning Ring Co.

Arthur was a very civic-minded man, and generous with his money. Land to build the first Christian Reformed Church was donated by him. The Library was donated by him and his brother Edward. He served on the School Committee. When the need for a new high school arose, Josiah Lasell II and Arthur donated the necessary funds to get it started. In 1907 he established a teacher's dormitory on Linwood Avenue. In 1924 it was sold to the Whitin Machine Works. The 1879 map shows this house as Arthur's residence, so he must have lived here after 1870. The house was built in 1875.

Arthur himself died in 1929, without direct heirs. He made the village his benefactor. The income of his estate was to be spent for civic purposes by a group of town officials. In 1949(?), his estate was purchased for a school and convent. It was closed about ten years ago. The house is now the location of the Northbridge Public Schools Administration Building.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Bibliography: HISTORY OF WORCESTER COUNTY, Vol. II  
Whitinsville, Massachusetts: AN INDUSTRIAL COMMUNITY  
Maps  
1870 Atlas  
WHITIN MACHINE WORKS SINCE 1831, Navin  
AMONG THE HILLS AND VALES  
BICENTENNIAL BOOK, 1972

## **ATTACHMENT B**

### **FORM FOR PRICE PROPOSAL**

**The undersigned having fully examined, read, and in understanding of the request for proposal (RFP) for this contract and being familiar with all of the conditions surrounding the project and sale of 44 Cross Street, and offers the following sale price as described below:**

**Price offered = \$** \_\_\_\_\_

**Price offered in words =** \_\_\_\_\_

The Undersigned agrees that, if he/she is selected as the highest ranking proposer, they will within sixty (60) days, Saturdays, Sundays and legal holidays excluded, after, execute a Contract in accordance with the terms of this RFP.

The undersigned further certifies under the penalties of perjury that this proposal is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean natural person, joint venture, partnership, corporation or other business or legal entity.

The Undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing business in the Commonwealth of Massachusetts under the provisions of section twenty-nine F of Chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

The undersigned further agrees that he or she is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed in the work.

The undersigned furthermore agrees that by submitting this proposal it fully understands the proposal specifications, terms and conditions as outlined in this document.

#### **Company Information:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

FID # \_\_\_\_\_

**Signature for Individual**

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Name and Title of Individual Authorized to Sign

\_\_\_\_\_  
Signature

Date \_\_\_\_\_

**Signature for Partnerships (must be signed by ALL general partners)**

\_\_\_\_\_  
Name of Partnership

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title of Partner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title of Partner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title of Partner

\_\_\_\_\_  
Signature

**Signatures for Corporation**

\_\_\_\_\_  
Name of Corporation

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name and Title of Duly Authorized Company Officer

\_\_\_\_\_  
Signature

Corporate Seal (affix below)

\_\_\_\_\_  
FID Number

\_\_\_\_\_  
Signature of Clerk

## ATTACHMENT C

### 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 designer, interior designer or construction manager has not given, offered or agreed to give any person, corporation or other entity any gift, contribution or offer of employment as an inducement for, or in connection with, the award of the contract for design services; no consultant to or subcontractor for the designer, interior designer or construction manager has given, offered or agreed to give a gift, contribution or offer of employment to the designer, interior designer or construction manager, or to any other person, corporation or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a contract by the designer, interior designer or construction manager; no person, corporation or other entity, other than a bona fide full-time employee of the designer, interior designer or construction manager, has been retained or hired by the designer, interior designer or construction manager to solicit for or in any way assist the designer, interior designer or construction manager in obtaining the contract for design services upon an agreement or understanding that such person, corporation or other entity be paid a fee or other consideration contingent upon the award of the contract to the designer or interior designer; and the designer or interior designer has internal accounting controls as required by M.G.L. Chapter 30, Section 39R 9 ( c ), and the designer or interior designer has filed and will continue to file an audited financial statement as required by M.G.L. Chapter 30, Section 39R 9 ( c ).

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Respectively submitted by:

_____ (Authorized Signature)	_____ (Date)
_____ (Title)	

Company Name: \_\_\_\_\_

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

\_\_\_\_\_

Seal (If by Corporation):



**ATTACHMENT D**

**STATEMENT OF TAX COMPLIANCE**

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, I certify under the penalties

of perjury that \_\_\_\_\_ has fully complied with all laws of the  
Name of Entity

Commonwealth of Massachusetts relating to the payment of taxes.

Company Name: \_\_\_\_\_

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

\_\_\_\_\_

Social Security or  
Federal Identification Number: \_\_\_\_\_

\_\_\_\_\_  
(Authorized Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Title)

Seal (If by Corporation):

**ATTACHMENT E**

**CERTIFICATE OF AUTHORITY**  
**(Corporations Only)**

At a duly authorized meeting of the Board of Directors of \_\_\_\_\_  
Name of Corporation

it was VOTED that \_\_\_\_\_ of this company is authorized to  
Name and Title

execute contracts and bonds in the name of and on behalf of this company, and affix its corporate seal  
hereto; and such execution of any contract obligation in this company's name and on its behalf, said  
obligation to be valid and binding upon this company.

A True Copy Attested,

Company Name: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_  
(Authorized Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Title)

I hereby certify that I am the clerk of \_\_\_\_\_; that the  
Name of Corporation

above vote has not been amended or rescinded and remains in full force and effect as of the date of  
this

contract.

Name of Clerk: \_\_\_\_\_ Corporate Seal:

## ATTACHMENT F

### **DISCLOSURE STATEMENT FOR TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY** **M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

\_\_\_\_\_ Lessor/Landlord

\_\_\_\_\_ Lessee/Tenant

\_\_\_\_\_ Seller/Grantor

\_\_\_\_\_ Buyer/Grantee

\_\_\_\_\_ Other (Please describe): \_\_\_\_\_

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE: \_\_\_\_\_

NAME

POSITION

\_\_\_\_\_  
\_\_\_\_\_  
(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

(9) This Disclosure Statement is hereby signed under penalties of perjury.

\_\_\_\_\_  
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

\_\_\_\_\_  
AUTHORIZED SIGNATURE of DISCLOSING PARTY

\_\_\_\_\_  
DATE (MM / DD / YYYY)

\_\_\_\_\_  
PRINT NAME & TITLE of AUTHORIZED SIGNER

## ATTACHMENT G

### CHECKLIST

Attachment A – Property Information	_____
Attachment B – Price Proposal	_____
Attachment C – Non-Collusion Statement (signed)	_____
Attachment D – Tax Compliance Statement (signed)	_____
Attachment E – Certificate of Authority (if applicable)	_____
Attachment F – Disclosure Statement	_____
Attachment G – Checklist	_____
Addenda Acknowledgement (if applicable)	_____

### **ALSO AVAILABLE ON TOWN WEBSITE (“PROJECTS” TAB)**

[www.northbridgemass.org](http://www.northbridgemass.org)

Feasibility Study Report	_____
Existing Conditions Survey Plan	_____
Phase 1 ESA	_____
Phase 2 ESA	_____
Balmer Study NES Section – Part 1	_____
Balmer Study NES Section Part 2	_____
National Historic Places Inventory	_____