

Hamilton Development Corporation

REQUEST FOR PROPOSALS:

59 - 63 Willow Street

Mixed-Use Development

MARCH 17, 2017

REQUEST FOR PROPOSAL
59 – 63 Willow Street, MIXED-USE DEVELOPMENT
Hamilton Development Corporation
Hamilton, MA

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PART I. DECISION TO USE COMPETITIVE SEALED PROPOSALS

The Hamilton Development Corporation (HDC) owns two parcels of land, totaling approximately one acre, located in the Town of Hamilton on Willow Street near Railroad Avenue (the "Parcel") see attachment A. The HDC seeks to dispose of the Parcel, either in its entirety or separating off the commercial building, by sale or lease to a developer which will develop it in the most beneficial manner after meeting the HDC's minimum requirements.

Since this transaction is based on a disposition of an interest in real property, it is subject to M.G.L. c. 30B, §16. Because the HDC wants to dispose of the Parcel for a development which is most advantageous to the HDC and the Town, taking into account the developer's price and non-price proposals, the HDC has determined that this request for development proposal is best served by utilizing a Request for Proposals (RFP) process. Such a process will enable the HDC to evaluate key factors such as the experience of the developers and its demonstrated success in design and construction of mixed use commercial residential, purely residential, and/or affordable residential projects. It is important that the HDC has the ability to select the most advantageous proposal on the basis of lease or purchase payments made to the HDC, the quality of the development proposal, and adherence to HDC's desired specifications. A mixed use proposal is permitted as of right with site plan approval only. The HDC may also consider an all affordable residential development. Such a development would require a 40B comprehensive permit from the Town's Zoning Board of Appeals.

PART II. BACKGROUND

Over the past two years the HDC has considered the potential for development on the Parcel, currently improved by a commercial building and single family home on Willow Street. The site is within the downtown Hamilton business district. The HDC is interested in proposals that would redevelop the site for either mixed residential and commercial use, or purely residential which may include affordable units above and beyond the Town's requirements as specified in its Inclusionary Housing bylaw.

The Vicinity. The site is in the heart of the business district adjacent to shops, restaurants and offices, as well as, a residential neighborhood. The parcel is within a short walking distance of Hamilton's commuter rail station. It also has good vehicular access and is pedestrian friendly.

The Parcel and Existing Uses. The Parcel is located at 59 and 63 Willow Street in Hamilton, MA. The properties total approximately one acre in area. Currently, there is a two unit commercial building, dating to about 1880, at 63 Willow Street. The building has approximately 900 square feet on the first floor. There is a partial second floor and a full unfinished basement. 59 Willow has a 1,100 square foot, two bedroom single family home with a two car garage. The east side abuts a commercial parking lot behind the Black Cow and Salem Five Bank, on Route 1A. The north side abuts a commercial building on Railroad Avenue. There is also pedestrian access to the Parcel from the north side from a Town owned parking lot on the corner of Railroad Avenue and Willow Street. The west side directly abuts Willow Street. The south side abuts residential homes on Linden Street and

currently has a reasonable landscape buffer. The property is approximately 500-600 feet from the Hamilton/Wenham Commuter Rail station.

Infrastructure. The Parcel fronts on Willow Street. There is an existing driveway that leads to the single family home. There is currently limited street parking at the Parcel. The developer will be responsible for providing on-site parking for the development project. The successful developer will be required to install water, gas and electric connections for the development. The developer will be required to provide wastewater treatment for the site as there is no sewer in Hamilton. A soil test has been completed on the site and indicates the potential for a thirty bedroom wastewater disposal system along with a stormwater management system. See Attachment A. This is shown for illustration purposes only and should not be construed as a preferred design. The developer will be required to comply with state and local storm water regulations and guidelines and is expected to be responsible for all infrastructure improvements needed to support the proposed development.

Other studies and information about the property and vicinity. There are several studies related to downtown Hamilton that have been prepared under the direction or with the participation of the HDC. These studies can be accessed on the HDC website within the Town of Hamilton website.

Participation of the HDC. Once a project developer is selected and an award made, the HDC anticipates working cooperatively to support the developer's permitting and site plan review process and in its dealings, submissions, and hearings before the Town's political and regulatory bodies.

PART III. ANTICIPATED RFP SCHEDULE

RFP issued	March 17, 2017, at 10:00 a.m.
Pre-bid conference*	April 6, 2017, at 10:00 a.m.
Deadline for submitting questions	April 25, 2017, at 12:00 noon
Response to Questions	April 28, 2017
Proposals due	May 9, 2017, 10:00 a.m.
Award of contract	June 30, 2017

***THE PREBID MEETING WILL TAKE PLACE AT HAMILTON TOWNHALL IN THE MEMORIAL ROOM.**

PART IV. PROPOSAL SUBMISSION REQUIREMENTS

All proposals must be submitted in accordance with the terms and conditions of this RFP to the Hamilton Development Corporation, c/o Dorr Fox, Hamilton Town Hall, 577 Bay Road, Hamilton, MA 01936, no later than **10:00 a.m., on May 9, 2017.**

Developers shall submit original and 6 copies of their Proposals in a sealed envelope together with a compact disc (CD) of the Proposal in pdf format.

Envelopes shall be marked:

PROPOSAL - WILLOW STREET DEVELOPMENT

Proposals must have information submitted in the same order of the criteria as listed in this RFP and pages shall be numbered in the bottom footer. Proposals must have a Table of Contents listing the page number providing documentation that demonstrates they have met each of the criteria listed.

Neither faxed nor emailed Proposals will be accepted.

Proposals may include any materials and information that the developer feels are necessary to satisfy as many of the recommended features of the Project description as practicable. After the opening of the Proposals, a developer may not correct or modify its Proposal in any manner unless in response to a written request for the HDC in its sole discretion.

Complete Proposal shall include the following:

- A. Transmittal letter signed by a principal(s) of the developer including all contact information
- B. Statement of Qualifications, which includes the following:
 - The composition and structure of the Development Team that sets out all key members of the development team
 - Resumes of key personnel on the Development Team
 - Three (3) references for each key personnel on the Development Team
- C. Completed Reference Form, with references
- D. Qualifications of the Development Team as they relate directly to designing, financing, constructing and operating similar mixed use developments or multi-family development.
- E. A Conceptual Description of the proposed development that includes:
 - Identification of any adjacent parcels proposed to be integrated into this development,
 - Estimated ground coverage, height, and gross floor area of the buildings,
 - Development program, including floor area for the specific types of residential and nonresidential uses that will be sought,

- The number of dwelling units proposed by size, tenure (whether rented or owned), level of affordability, and accessibility provisions, if any, beyond code compliance,
- Description of parking arrangements,
- Description of how the proposed uses will relate programmatically to the surrounding land uses, identifying the basis for anticipating the degree to which the nonresidential uses (if proposed) 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 the number of buildings anticipated, how parking is to be accommodated and indication of points of access into the site for pedestrians, autos, and servicing trucks,
- If interested in acquiring only 59 Willow Street, description of legal arrangement with HDC for management of interests.
- Description of how the other matters of HDC interest described in "Part VI. Project Description" will be addressed.
- Description of integration of abutting parcels if owned by developer.

F. Project Schedule that sets out the anticipated time of commencement of construction and length of likely construction.

G. Financial Information that includes: Anticipated financial and management interests in the development strategy for securing equity and financing Banking references, and lease-up sellout Pro Forma.

H. Financial Proposal that includes either the amount to be paid by the developer for purchase of the Parcel; the term of a lease and amount of lease payments for the Parcel; or both.

RFP security in the amount of \$2,500. Such security shall be payable to the HDC in the form of cash, certified check, treasurer's or cashier's check issued by a responsible bank or trust and shall be conditioned upon the faithful performance by the Designated Developer of all agreements contained in its proposal.

I. All security shall be retained until the execution and delivery of the Owner/Developer agreement and applied to the deposit required under the Purchase and Sale Agreement executed by the HDC and the Designated Developer. Security provided by unsuccessful bidders shall be refunded.

J. A detailed summary of the assumptions used by the developer to provide Financial Information and prepare the Financial Proposal, including without limitation, budget, rental or sale assumptions for the units and retail space, and calculation of the assumed sale or lease payment(s)

Following the deadline for receipt, the HDC will open the Proposals and prepare a register of those developers submitting Proposals which register shall be available for public inspection. In the event that the Town Hall is not open on the date or at the time the proposals are due, proposals shall be due at the same time on the next following business day that the Town Hall is open.

All proposals shall remain **firm** for ninety (90) calendar days after the Proposal opening.

PART V. QUESTIONS/ADDENDA

QUESTIONS: Inquiries involving procedural or technical matters shall be in writing to bstein@hamiltonma.gov no later than 12:00 noon on April 25, 2017 or to:

Hamilton Development Corporation
Hamilton Town Hall
577 Bay Road
Hamilton, MA 01936

ADDENDA: Each developer is required to acknowledge receipt of any/all Addenda issued by the HDC. Developers shall place their acknowledgment as the first line of their Transmittal/Cover *Page* which shall be placed as the first page of their proposals. Addenda will be posted online at the HDC website and emailed to every individual or firm on record as having received the RFP.

PART VI. PROJECT DESCRIPTION

The HDC intends disposal of the Parcel to a developer for the design and construction of a multi-family and/or mixed-use commercial project. In general, the development of the Parcel should make Hamilton's downtown a more vibrant place.

The proposed project should include the following components. When evaluating a proposal, the HDC shall consider each of the following components.

Experience of the development team.

Design Compatibility. The development should be compatible with the existing architecture, size and scale of abutting properties.

Creative Storm Water Management System. The project requires storm water be handled on site. Initial testing shows the land area is sufficient to accommodate a storm water system that can handle a 100 year storm event. Creative storm water solutions are encouraged, e.g. rain gardens, rain water reuse for irrigation or other non-potable water uses.

Parking. The parking needs created by the new development must be met on site. The parking requirements of Hamilton's Zoning Bylaw will apply; however, given the proximity to public transportation and the walkability of the village, parking reductions may be considered at the time of site plan review. . Mechanisms to foster the use of alternative modes of transportation are encouraged. The provision of parking on the Parcel for the benefit of abutting properties will be seen as advantageous.

Connectivity, Amenities, and Creativity. The development proposal should encourage pedestrian flow through the development and surrounding business district. The amenities of the development, including landscaping, benches, walkways and other infrastructure will be considered as advantageous. Creativity in the uses or design of the proposed Project, the inclusion of additional benefits to the town, and/or the mitigation of existing environmental or infrastructure issues will be considered advantageous.

Consideration of adjacent parcels for development. This RFP cites preferences for use of HDC-owned property only. However, in the event that a developer with control over adjacent property wishes to integrate additional land into its proposal, such proposal will be considered on its merits for achieving the goals stated in this RFP and consistent with the evaluation criteria.

PART VII. SELECTION PROCESS

The Willow Street Parcel will be awarded to the most advantageous proposer, as determined by the HDC. The selection process will be made in three phases: (1) Each proposal will be reviewed to see whether all Minimum Requirements set forth in Part VIII have been met, and any proposal not meeting those requirements will be eliminated from consideration; (2) the remaining proposals will be evaluated in accordance Section X, with each proposer being assigned criterion and composite rating by the HDC as identified in Section VI; and (3) the evaluations will be reviewed in conjunction with the financial proposals, the results of any interviews, and any additional information requested by the HDC, on which basis the most advantageous proposer will be identified.

During the Selection Process, the HDC reserves the right for any reason deemed appropriate by the HDC 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 the RFP, and to issue a new RFP.

Within 20 days of notification of its selection, the Designated Developer will be required to execute a Memorandum of Intent (MOI) (see Anticipated RFP Schedule, P.2). Within 60 days of the execution of the MOI, the parties shall have negotiated and executed a Purchase and Sale Agreement or Lease Agreement with the HDC and provided a deposit equal to 10% of the Purchase Price or one year's lease payment and submit the following to the HDC unless such date is extended by mutual agreement. At that time also due will be a signed Disclosure Statement of Beneficial Interest in accordance with M.G.L. c.7, §40J. and any other documents as required by the HDC

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

Following expiration of the MOI, the HDC reserves the right to negotiate with another proposer if the Designated Developer and the HDC are unable to negotiate a Purchase and Sale Agreement or Lease satisfactory to the HDC in its sole discretion.

PART VIII. PROPOSAL REQUIREMENTS

In order to be considered for evaluation, the proposal should meet the RFP minimum requirements by providing the following with its proposal:

1. The Proposal must be a Complete Proposal as defined in Part IV above.

2. At least one member of the Development Team must have completed a mixed-use or multi-family development within the past 7 years.
3. The Development Team must submit three (3) professional references
4. The Developer must provide evidence of financial capacity to undertake the proposed development.
5. Certificate of Non-Collusion.
6. Certificate of Compliance with State Tax Laws, M.G.L. c. 62C, §49.
7. Certificate of Authority.
8. Certificate of Foreign Corporation (if applicable).

PART IX. EVALUATION OF PROPOSALS

All proposals will be reviewed by the HDC. Proposals that meet the minimum requirements will be reviewed for responsiveness to the comparative evaluation criteria below.

Final selection of the most advantageous proposal will be based upon an evaluation and analysis of the information and materials required under the Project Description in this RFP. Each member of the Evaluation Committee will assign a rating of Highly Advantageous, Advantageous, Not Advantageous or Unacceptable to each comparative evaluation criterion. Based on these evaluation criteria ratings, a composite rating will be created by each evaluator for each proposal by combining the collective ratings. The Proposals will also be evaluated and ranked based on their financial benefit to the HDC.

Based on the individual member's composite ratings for each Proposal, the HDC will make a determination as to which proposal is most advantageous based on the composite ratings, responsiveness of the Proposal to the HDC's use and design preferences, and financial benefits to the HDC.

COMPARATIVE EVALUATION CRITERIA

I. Consistency with Project Description

Highly Advantageous: Conceptual description incorporates all of the desired attributes listed in the Project Description.

Advantageous: Conceptual description includes most of the desired attributes in the Project Description.

Not Advantageous: Conceptual description includes less than half of the desired attributes in the Project Description.

Unacceptable: The project fails to include the desired attributes listed in the Project Description.

2. Proposed methods and procedures for accomplishing objectives listed in the Project Description

Highly Advantageous: Methods and procedures achieve project objectives in an efficient, effective, and timely way and emphasize maintaining positive relationships at all times with the residents, commercial businesses in the area, as well as local officials and HDC staff.

Advantageous: Methods and procedures are generally efficient, effective, and timely and satisfactory relations with residents, businesses, and officials.

Not Advantageous: Methods and procedures are efficient but may not support optimal outcomes or relationships with stakeholders.

Unacceptable: Methods and procedures fail to achieve goals of RFP, nor do they suggest ways to maintain positive relations with stakeholders.

3. Qualifications of the Development Team

Highly Advantageous: Development Team consists of licensed and certified architects, engineer(s), contractor(s) and other design and construction professionals that together have completed one or more financially viable mixed-use projects of a scale and scope of this project.

Advantageous: Development Team consists of [owner, project and construction managers, licensed and certified architects, engineer(s), contractor(s) and other design and construction professionals that have completed one or more financially viable mixed-use projects of a scale and scope of this project.

Not Advantageous: Development Team has preferred credentials in most, but not all areas of design and construction, and/or has development experience in a project of a smaller scale than this project.

Unacceptable: Development Team has no prior experience with like-type projects.

4. Budget proposal and fiscal benefits to the HDC

Highly Advantageous: Proposed development provides a substantial net positive fiscal benefit to the HDC after considering all infrastructure costs and revenues to the HDC.

Advantageous: Proposed development provides a net positive fiscal benefit to the HDC after considering all infrastructure costs and revenues to the HDC.

Unacceptable: Proposed project fails to offer net positive fiscal benefit to the HDC after considering all infrastructure costs and revenues to the HDC.

5. Project feasibility, including ability to obtain financing

Highly Advantageous: High likelihood that developer has the ability and the resources to complete its project in the manner proposed.

Advantageous: Reasonable likelihood that developer has the ability and the resources to complete its project in the manner proposed.

Not Advantageous: Not likely that developer has the ability and the resources to complete its project in the manner proposed.

Unacceptable: Developer does not have the ability and the resources to complete its project in the manner proposed.

6. Viability of Financial Assumption

In order to prepare its Financial Information and Financial Proposal, the proposer must make certain assumptions with respect to many factors, including but not limited to, budget, rental or sale amounts for the units and retail space, and calculation of the assumed sale or lease payment(s). The viability of the Financial Information and Financial Proposal depends on reasonableness of the assumptions, which shall be evaluated as follows:

Highly Advantageous: All financial assumptions are conservative in relation to projects of similar a type with the result that the financial projections support the conclusion that the proposal has a high likelihood of success.

Advantageous: Financial assumptions are reasonable in relation to projects of similar a type with the result that the financial projections support the conclusion that the proposal has a moderate likelihood of success.

Not Advantageous: Financial assumptions are aggressive in relation to projects of similar a type with the result that the financial projections support the conclusion that the proposal has a slight likelihood of success.

PART X. COMPARING OF FINANCIAL PROPOSALS

Given the broad range of options for disposition and redevelopment of the Parcel, the HDC will need to consider the advantages of each proposal in light of the financial benefits. For purposes of comparing purchase and lease payments under the Financial Proposals, the sale of the Parcel shall be evaluated at 100% of proposed value. A lease of the Parcel shall be evaluated by comparing the present value of all lease payments at a discount rate of 8%.

PART XI. AWARD OF CONTRACT

The RFP contract will not necessarily be awarded to the developer submitting the Proposal that receives the highest rankings or submits the highest financial proposal. The HDC will award the contract to only one responsive and responsible developer submitting the most advantageous Proposal taking into consideration the evaluation criteria, responsiveness of Proposal to the HDC's use and design preferences, financial benefits to the HDC, and the financial proposal. Before awarding the RFP, the HDC may request additional information from prospective developers. The HDC 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.

PART XII. APPLICABILITY OF PUBLIC CONSTRUCTION LAWS

It is the HDC'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 HDC has established certain Proposal Requirements (See pp. 7 - 8, above), but otherwise the Designated Developer shall be responsible for the design and construction of its Project. The HDC shall have the right to inspect the Project during construction for the purpose of assuring that construction is in accord with the selected Proposal.

PART XIII. DISCLAIMER/RESERVATION OF RIGHTS

The HDC makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFP. The Parcel will be disposed of to the Designated 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 Parcel in such condition without recourse to the HDC of any kind or for any reason whatsoever.

The HDC 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 HDC would be served in doing so. The HDC will reject any and all proposals when required to do so by applicable law.

The HDC reserves the right to negotiate any and all terms of a Land Disposition Agreement Purchase and Sale Agreement, Lease or other agreement with the Designated Developer. If such negotiations cannot be concluded successfully with the Designated Developer, the HDC 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 Land Disposition Agreement with the HDC for the Parcel in no way constitutes satisfaction of any applicable Hamilton bylaw nor guarantees issuance of any required municipal permit, including a special permit/site plan approval from the Hamilton Board of Appeals or Planning Board acting as a special permit granting authority.

PART XIV. DUE DILIGENCE AND M.G.L. c.21E SITE DISCLOSURE

The Designated Developer shall be 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 Parcel and the proposed mixed-use development. The HDC has performed no 21E investigation and makes no representations as to potential contamination.

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**HAMILTON DEVELOPMENT CORPORATION
REQUEST FOR PROPOSALS
WILLOW STREET MIXED-USE DEVELOPMENT
FINANCIAL PROPOSAL FOR RFP**

TO THE AWARDING AUTHORITY:

A. The undersigned proposes to undertake the development of the Willow Street Parcel in accordance with the terms and conditions set forth in the Proposal submitted herewith and, in addition, to and in consideration therefore to pay the HDC as provided below.

B. This proposal includes addenda numbers ____

C. The proposed price to Purchase: _____

If Lease (Specify term and rental payments)

COMPANY NAME: _____

D. The undersigned certifies that this offer fully complies with all of the requirements of the Request for Proposals.

E. 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 any 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 sign design or consultation work in the Commonwealth 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.

Date: _____

Name of Developer

BY: _____
(Signature)

Name and Title of Signatory:

(Town, State Zip)

Telephone/Fax

Email address

NOTE: If the developer is a corporation, indicate state of incorporation under signature, and affix corporate seal; if a partnership, give full names and residential addresses of all partners; and if an individual, give residential address if different from business address.

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HAMILTON DEVELOPMENT AUTHORITY

DEVELOPER'S REFERENCES FORM

All questions must be answered, and the data given must be clear and comprehensive. Please type or print legibly. If necessary, attach additional sheets for the information requested. This information will be utilized by the HDC for purposes of determining the developer's responsiveness and responsibility with regard to the requirements and specifications of the Project.

FIRM NAME: _____

WHEN ORGANIZED: _____

INCORPORATED? YES/NO: _____. IF YES, DATE AND STATE OF INCORPORATION:
LIST ALL CONTRACTS CURRENTLY ON HAND, SHOWING CONTRACT AMOUNT AND ANTICIPATED
DATE OF COMPLETION: (USE SEPERATE PAPER IF NEEDED)

HAVE YOU EVER FAILED TO COMPLETE A CONTRACT AWARDED TO YOU?

_____ YES _____ NO

IF YES, WHERE AND WHY? _____

HAVE YOU EVER DEFAULTED ON A CONTRACT? _____ YES _____ NO

IF YES, PROVIDE DETAILS. _____

Please attach three professional references.

IN THE SPACES FOLLOWING (OR SEPARATE PAPER), PROVIDE INFORMATION REGARDING
CONTRACTS COMPLETED BY YOUR FIRM SIMILAR IN NATURE TO THE PROJECT.

PROJECT NAME: _____
OWNER: _____
TOWN/STATE: _____
DOLLAR AMOUNT: \$ _____ DATE COMPLETED: _____
TYPE OF WORK: _____
CONTACT PERSON: _____ TELEPHONE #: (____) _____
CONTACT PERSON'S RELATION TO PROJECT: _____

PROJECT NAME: _____
OWNER: _____
TOWN/STATE: _____
DOLLAR AMOUNT: \$ _____ DATE COMPLETED: _____
TYPE OF WORK: _____
CONTACT PERSON: _____ TELEPHONE #: (____) _____
CONTACT PERSON'S RELATION TO PROJECT: _____

PROJECT NAME: _____
OWNER: _____
TOWN/STATE: _____
DOLLAR AMOUNT: \$ _____ DATE COMPLETED: _____
TYPE OF WORK: _____
CONTACT PERSON: _____ TELEPHONE #: (____) _____
CONTACT PERSON'S RELATION TO PROJECT: _____

PROJECT NAME: _____
OWNER: _____
TOWN/STATE: _____
DOLLAR AMOUNT: \$ _____ DATE COMPLETED: _____
TYPE OF WORK: _____
CONTACT PERSON: _____ TELEPHONE #: (____) _____
CONTACT PERSON'S RELATION TO PROJECT: _____

The undersigned certifies that the information contained herein is complete and accurate and hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the HDC in verification of the recitals comprising this statement of Proposer's qualifications and experience.

DATE: _____ PROPOSERS COMPANY NAME: _____

SIGNATURE: _____

PRINTED NAME: _____ TITLE: _____

CERTIFICATE OF NON-COLLUSION

Pursuant to the requirements of M.G.L. c.30B, §10, the undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith 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 or individuals.

Signature

Name of Business

CERTIFICATION OF TAX COMPLIANCE

Pursuant to M.G.L. c.62C, §49A and requirements of the HDC, the undersigned acting on behalf of the Contractor certifies under the penalties of perjury that the Contractor is in compliance with all laws of the Commonwealth relating to taxes including payment of all local taxes, fees, assessments, betterments and any other local or municipal charges (unless the Contractor has a pending abatement application or has entered into a payment agreement with the entity to which such charges were owed), reporting of employees and contractors, and withholding and remitting child support.*

**Signature of Individual
or Corporate Contractor (Mandatory)

*** Contractor's Social Security Number
(Voluntary) or Federal Identification
Number

Print Name: _____

Print Name: _____

By: _____
Corporate Officer
(Mandatory, if applicable)

Date _____

* The provision in this Certification relating to child support applies only when the Contractor is an individual.

** Approval of a contract or other agreement will not be granted until the HDC receives a signed copy of this Certification.

*** Your social security number may be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed, or extended.

EXHIBIT 'A'



GRAPHIC SCALE

SCALE: 1"=20'



DRAFT FOR DISCUSSION ONLY

59 WILLOW STREET

SKETCH PLAN

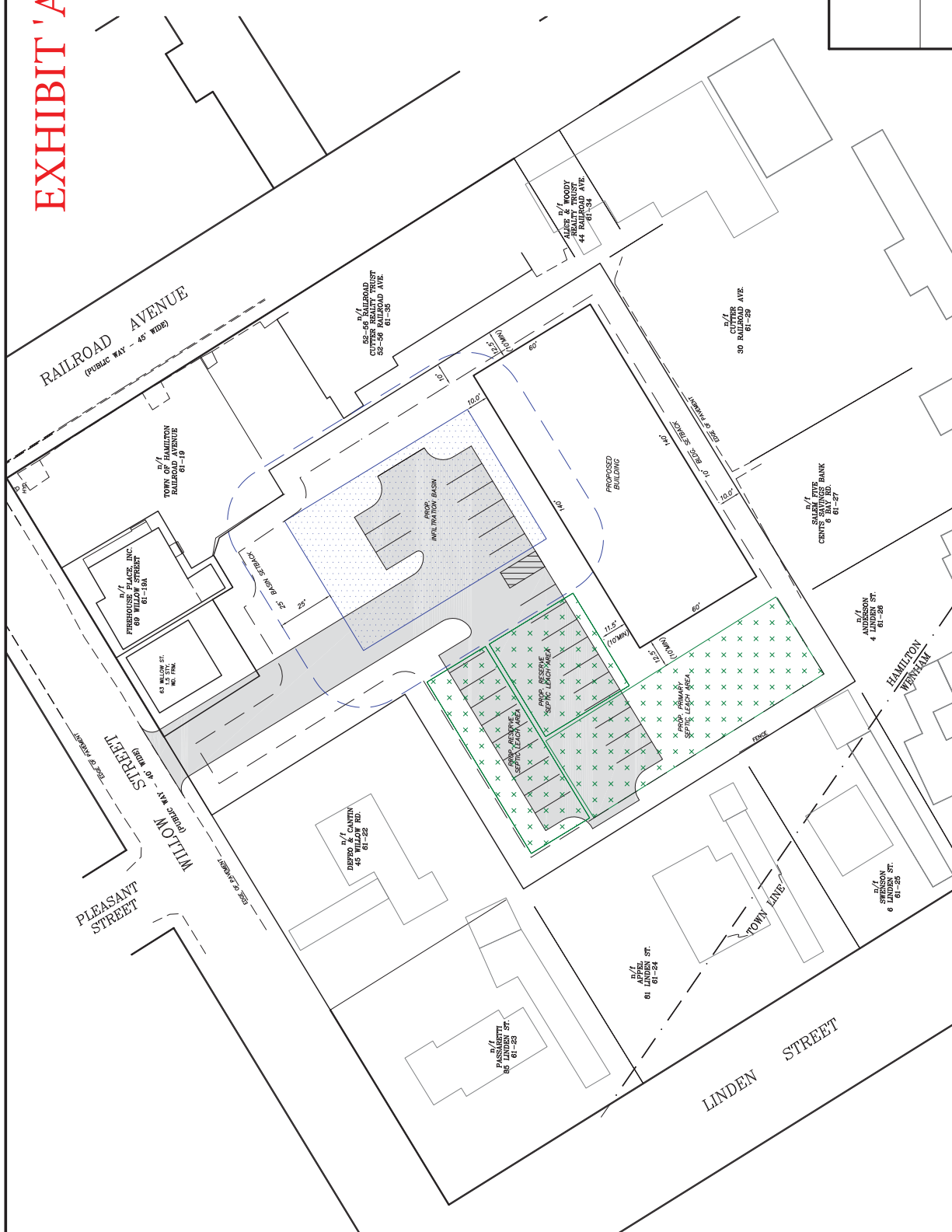
LOCATED IN
HAMILTON, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HAMILTON DEVELOPMENT CORPORATION
SCALE: 1" = 20' DATE: FEBRUARY 23, 2017

MERIDIAN ASSOCIATES

50 CLAMMING CENTER, SUITE 208
BOSTON, MASSACHUSETTS 02116
TELEPHONE: 617-552-1234
WWW.MERIDIANASSOCIATES.COM

SHEET No. 1 OF 1 PROJECT No. 5955



NO.	DATE	DESCRIPTION	BY	CHK'D

REVISIONS

DWG. No. 59055P1
SHEET No. 1 OF 1