

500 Avenue A

Former DPW Garage Development Opportunity

Response to Questions Raised through 11/22/2021

- **Once RFP is complete, do you prefer a hard copy be delivered to town hall and which office should it be handed to insure proper delivery or can the proposal be emailed and if so to whom.**

Interested Proposers/Developers must submit the following in a sealed envelope clearly marked "500 Avenue A Proposal" with the name and address of the Proposer on the outside of the envelope to the Selectboard's Secretary by the Submittal Deadline (10AM Thursday Dec 9):

- **Proposal Form:** Use of the Proposal Form in Section XIII of this RFP is required. Proposers must provide all information requested on the form, and provide such additional sheets as needed. A formattable .docx of the form can be provided upon request.
- **Bid Deposit:** The proposal shall contain a bid deposit of \$1,000.00
- **Required Forms and Statements.** The submitted Proposal should include all of the required signed state forms and statements including non-collusion, certificate of state tax compliance, if non-profit the required Disclosure of Beneficial Interest in Real Property, and a Corporate Vote (see Section XII).

The town will accept mailed or hand delivered proposals. Email proposals can not be accepted. Proposal can be accepted by the Selectboard Secretary anytime prior to December 9 at 10 AM. Proposals received after that time must be rejected.

The Mailing/Delivery address is

Montague Selectboard
ATTN: Wendy Bogusz, Selectboard Secretary
1 Avenue A, Turners Falls, MA 01376

- **Would the gate opening in the fence to right of property be under the control of the new owner or the Town of Montague**

The 6' chain link fence is a component of the property that is being offered. The fence and property is being sold in "as-is condition". This includes all structures such as sheds and salt shed.

- **I want to make sure I fill the RFP out correctly, do you prefer the answers to be answered on the form for each question or on a separate piece of paper to allow for a more concise answer, thank you!!**

A formattable word document of the Proposal Form has been provided in .docx format for your convenience. Take as much space as you need to answer the questions. There are no limitations to the amount of text or supplemental information that you can provide, but brief and concise answers are encouraged.

- **Page 2: Last paragraph on the page, heading "Zoning:" It says "Non-residential uses are not permitted". Was it supposed to say "Residential..."?**

That is a typo. The sentence should read "Residential uses are not permitted".

- **Page 11: Does the town provide the Land Disposition Agreement? Or would the proposers lawyer create that document? It also says that the agreement will need to be executed in 30 days. Which contradicts the timeline on page 16.**

The Town will provide the initial draft of the Land Disposition Agreement upon notice of award. The selected proponent will be expected to enter into a purchase and sale agreement with the town within 21 days of the issuance of a notice of award from the town. The purchase and sale agreement will stipulate that there will be a 30 day period to execute the final Land Development Agreement and close on the property. Note amended timeframes.

- **Page 16: It says "This sum shall be forfeited to the Town of Montague if the remaining balance is not tendered to the Town of Montague within twenty-one days from the notice of being selected bidder of the property." Does that mean you have 21 days to get pay the balance once selected? This isn't a lot of time to acquire financing if needed. Does this need to be a cash deal? Can you clarify the timeline?**

You are correct the guidance is inconsistent. Note the amended timeframes and see answer above. The selected proponent will have up to 51 days total from the issuance of notice of award to secure financing and close on the property.

The Town anticipates closing between April 1 and June 1.

- **Has interest in the proposal been high?**

8 potential responders have obtained the RFP as of 11/22/2021.

- **Page 4: Does the property have natural gas?**

No. The Page 4 reference is incorrect. The facility is heated by oil.

REMINDERS:

Link to RFP: <https://montague-ma.gov/j/36/RFP-FY22-05-500-Avenue-A-former-DPW-Redevelopment-Opportunity>

Deadline for Questions: Monday December 6, 10:00 AM.

Proposal Due Date: Thursday December 9 10:00AM.