



BARTOLINI BUILDERS INC.

RESIDENTIAL — COMMERCIAL — LAND

4 Wyeth Circle • Southborough, Massachusetts 01772

(508) 481-5512 • Fax (508) 303-4995

SUBMITAL REQUIREMENTS

1) Proposal Cover Page 10 completed

2) N/A

3) Proponent: Bartolini Builders, Inc
4 Wyeth Circle
Southborough, Ma. 01772
Telephone (508) 481-5512
E-Mail: BartoliniBuilders@gmail.com
Contact: John A. Bartolini, Jr.
Date of Proposal: May 7, 2018

4) See Letter Main Street Bank

5) Bartolini Builders Inc. has been building homes and developing real estate in Southborough for over seven decades.
The Bartolini's have redeveloped and own a historic house in Westborough.

6) Price Proposal is \$5,000.00 . This offer is contingent on satisfying all conditions (see attached conditions).

7) References: Bartolini family has been doing business in the Town of Southboro since 1946.
Engineering Design Consultants, Southborough 508-480-0225
Saluk and Associates, Marlborough Ma. 508-481-1662
Lewis Colten AIA Architect, Framingham Ma. 508-596-7220

Description of Project

8) A) The intended use of the property is multifamily condominiums. To accomplish this we would relocate two (2) affordable units attached to "Ila Bella Estates" and then add one more affordable unit to satisfy the housing needs of the Town of Southborough. These units may be purchased by Southborough Housing Authority with funds mentioned in RFP section IV.

- B) No configuration has been determined.
- C) Our intent is to preserve the appearance of the building. Making minor changes as needed and or required by code.
- D) Parking needs will be per zoning regulations. We would consider Fayville Field parking only after all requirements for the condominiums are met.
- E) Landscaping would be in keeping with the surrounding neighborhood.
- F) A schedule at this time is premature . Summer schedule of Town Boards and the amount of engineering and design work to satisfy all contingencies, plus New England weather is always a factor making a schedule difficult at this time. We would start with the Board of Health. Estimated permitting may take 18 months or longer.
- G) Affordable units would be taxed as affordable, any market rate units would pay a greater tax. Elderly housing would have the least impact on town services and a better revenue for the town. All units would have town water. Any other impacts in our opinion are minimal.
- H) Closing would be 30 days after all contingencies have been satisfied and all appeal periods have lapsed.

CONDITIONS

RFP of Bartolini Builders, Inc.
Project: The Historic Fayville Village Hall

The following are conditions to the proposal of Bartolini Builders, Inc. to Southborough's RFP:

1. An engineering evaluation of the existing structure, its components, and the Parcel satisfactory to the Proponent.
2. A determination by the Proponent that the Property does not contain any contaminants which may be in violation of Federal or State requirements as defined under Massachusetts General Laws Chapter 21 E.
3. A determination that a septic system meeting all standard requirements is able to be installed on the property at a price and on terms satisfactory to the Proponent.
4. The physical condition of the Property be the same at closing as it is on the date of submission of this proposal.
5. That there be a determination that no rights in and to the Property exist in any third party, including, but not limited to any rights do to the Property abutting the existing railroad location, in particular, the provisions of MGL Chapter 40 § 54A.
6. That there be no encroachments in and to the Property.
7. That the Proponent be issued a building permit for the redevelopment and reconstruction upon the terms and conditions presented by the Proponent.
8. That the Proponent receive all applicable state and local permits and waivers necessary for the construction and development of the Property as proposed by the Proponent.
9. That the Property be permitted for a minimum of three (3) housing units of which three (3) will be "affordable" units on such terms and conditions as proposed by the Proponent.
10. That the Proponent be allowed to "move" the two affordable housing units presently attached to and a part of the Ila Bella development to this location.
11. That the conveyance of title to the Proponent be good and clear, marketable, and insurable title free from all easements restrictions and encumbrances and that such insurance be available to the Proponent at customary rates of insurance.
12. That the Proponent be able to obtain mortgage financing from a customary mortgage lender in an amount equal to eighty (80%) percent of the final costs of development, including purchase price and all development costs.
13. That the parties enter into a mutually agreeable purchase and sale agreement.

To Whom it may Concern;

What Bartolini Builders is trying to accomplish with this proposal, is to satisfy the housing needs of the Town of Southborough. It is our belief by relocating affordable units to this building that are already permitted gives us a head start in the process. Because of the size of the building we should be able to add a third affordable unit and possibly a market rate unit.

Given the time and a chance we believe this project will benefit the long term goals of the town.

The Bartolini's grew up in Fayville. My father's Uncle died of the influenza in this building, my parents had their wedding reception in this building, my grandparents held their 50th anniversary in this building and my brother's and I attended events put on by the Town as part of our childhood in Fayville

We believe if the contingencies Bartolini Builders asked for can be satisfied and the permitting process moves along smoothly this building will be a success.

Sincerely

Bartolini Builders, Inc.

**PROPOSAL FOR REDEVELOPMENT
OF THE
HISTORIC FAYVILLE HALL**

40-42 Central Street
Southborough,
Massachusetts



Submitted by:

Bartolini Builders Inc

4 Wyeth Circle

Southborough, MA 01772

508-481-5512

BartoliniBuilders@GMail.com

(Name, Address, Telephone Number and E-Mail Address of Firm)

Date Submitted: May 7, 2018

**PURCHASE PRICE PROPOSAL FORM
FOR THE PURCHASE OF THE HISTORIC FAYVILLE HALL
SOUTHBOROUGH, MASSACHUSETTS**

Seller: Board of Selectmen, Town Southborough
Southborough Town House
17 Common Street,
Southborough, MA 01772

Buyer: Bartolini Builders Inc.
4 Wyeth Circle
Southborough, MA 01772

Premises: Fayville Village Hall Parcel of Land or Portion Thereof
42 Central Street & 40 Central Street
Southborough, MA 01772 Southborough, MA 01772

Proposed Purchase Price: \$ 5,000⁰⁰/₁₀₀

Proposed Purchase Price (in words): five thousand Dollars

Proposed Closing Date: After all contingencies have been satisfied and all appeal periods have lapsed (see attached conditions)

<u></u> Signature	<u>Pres</u> Title
<u>John Bartolini Jr</u> Print name	<u>May 7, 2018</u> Date Signed