

CITY OF NORTH ADAMS
City Clerk's Office
August 17, 2016

I hereby notify that at twelve noon today the following items of business have been filed with this office and will be acted upon at the meeting in the City Council Chambers at City Hall, Tuesday evening August 23, 2016 at seven-thirty o'clock according to Section 8, Rules and Orders of the City Council.

Marilyn Gomeau
City Clerk

REGULAR MEETING OF THE CITY COUNCIL
August 23, 2016

Roll Call
Moment of silent remembrance
The Pledge
Hearing of Visitors
Approval of the minutes of *August 9, 2016*

PUBLIC HEARING

A request from National Grid to hold to install a pole on Old West Shaft Road.

CLOSE PUBLIC HEARING

Order granting permission to National Grid permission to install one SO pole on Old West Shaft Road.

- 11,388-2** An Ordinance amending Chapter 2, Article II of the Revised Ordinances, which was passed to a second reading and publish as a municipal bulletin at the meeting of August 9th.
- 10,731-1** An Ordinance amending Chapter 13 of the Revised Ordinances entitled Motor Vehicles and Traffic, Section 13-61, subsection (d), relative to parking for Center Street Parking Lot, which was passed to a second reading and publish as required by law at the meeting of August 9th.
- 11,539** Mayor's communication # 41 request approval to enter into a purchase and sales agreement for land and building located at 59 Hodges Cross Road.
- 11,539** An Order authorizing the Mayor to enter into a purchase and sales agreement with 59 Hodges Cross Road, LLC.

**CORRESPONDENCE
LICENSES**

COUNCILOR & MAYOR'S CONCERNS



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Richard J. Alcombright

August 23, 2016

#41

To: North Adams City Council

Re: Order to purchase property at 59 Hodges Cross Road, North Adams

Dear Honorable Council:

Enclosed please find an order for the purchase of property at 59 Hodges Cross Road in the City. A packet of relevant information to this order will be in your possession not later than end of day Friday.

As you all know, our DPW, Cemetery, Salt Shed and Parks & Recreation facilities are old, worn and in need of significant repair and replacement. I along with DPW Commissioner Lescarbeau and Administrative Officer Canales have been analyzing the physical needs of all Public Service departments and believe we have a very good solution that will bring ALL Public Services, Building Department, and Wire & Alarm Services under one roof.

For the past six months or more, we have been discussing the purchase of the property listed above, the former Berkshire Anodizing building. We did issue an RFP seeking to purchase land and a building suitable for use as a public works facility in compliance with procurement law. The seller of the property being discussed "59 Hodges Cross Road, LLC, was the only respondent and since, we have negotiated for the purchase of the facility and its land. The purchase price is \$995,000.

We have had the building inspected and it is in very good condition. The space will allow us to house all City Public Services and maintenance departments under one roof. The building also has the capacity to house all sand and salt inside. Over time, it would eliminate the need for the DPW buildings, the Cemetery buildings, the Parks & Recreation building, the Wire & Alarm Building, the salt shed and property, and the storage area at the Windsor Mill.

Included in the Purchase and Sale, there are several items that the City will be paying for that will be completed upon purchase to include window work, interior painting and repairs, plumbing, removal of sludge waste as well as a large concrete clarifier used in the anodizing process. These "add-ons" so-to-

speaking will total a number not to exceed \$107,700. Along with the purchase price and add-ons, we will need an additional \$350,000 for other capital improvements to include mechanical lifts for machinery, two large overhead bay doors to name a few. A detailed list of items will be forthcoming. As we continue to discuss best financing options, I will be bringing in a borrowing order at the next meeting

This purchase will not only allow for consolidation but will provide the City the opportunity to divest itself of the DPW and the salt shed parcels on Ashland Street over time. Additionally, the current owner had entered into an agreement for solar on the property and that agreement can and would be transferred over to the City providing 20 years of lease and tax revenue, again....additional information will be forthcoming. Finally, the parcel abuts Southview Cemetery and by virtue of the purchase, we would have the ability to extend the cemetery by some 3.7 acres creating space for approximately 800 burial sites.

The one thing pending is the environmental review. The owners have provided the City with a detailed environmental review. We have sent that to our engineers Tighe and Bond to have them review it completely and give us a qualified opinion. I will have their opinion for Council at the September 6th meeting. The City can pull out from the Purchase and Sale Agreement should the opinion be less than satisfactory.

This transaction is complex and very inclusive. The packet you will be receiving will give you a lot of information. I would ask the Council to simply refer to the Public Safety and Finance Committees for review and comment. Further, I will work with the chairs of both committees to schedule a tour of the 59 Hodges Cross Road building along with tours of the facilities it will replace. As we very much want to have the DPW moved before the winter sets in, I would ask the committees meet soon with the hope that we can bring this back to Council on September 6th for a vote to move on the purchase agreement. As stated above, I will bring in the borrowing order at the September 6th meeting for review and adoption. With that, we can hopefully close on the property before the middle of October and begin the transition.

Mr. Lescarbeau and Mr. Canales will be at the meeting and we will answer any questions that you may have. That said, I think much of the conversation(s) will happen in committee.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard J. Alcombright", written over a white background.

Richard J. Alcombright
Mayor

cc: Tim Lescarbeau, DPW Commissioner
Mike Canales, Administrative Officer



City of North Adams

In City Council

August 23, 2016.....

Ordered:

Whereas, the City of North Adams issued a Request for Proposals (NA2016-001) to purchase property for the City's use as a municipal public works facility; and

Whereas, in response thereto, 59 Hodges Cross Road, LLC submitted a proposal to sell the land and building located at 59 Hodges Cross Road (the "Property") to the City in accordance with certain terms and conditions contained in a document entitled "Proposal for: NA2016-001 Purchase of Property – Land & Building", a copy of which has been provided to the City Clerk and is incorporated by reference as Exhibit A and made a part of this Order (the "Proposal"); and

Whereas, the City of North Adams has determined that acceptance of the Proposal is in the best interests of the City and that purchase of the property for use as a municipal public works facility is beneficial to the residents of the City of North Adams; and

Whereas, thereafter, in furtherance of this determination, the parties have negotiated the terms and conditions of the purchase; and the Mayor, subject to the approval of this Honorable Body, executed a Purchase Agreement that contains the negotiated terms and conditions of the sale, a copy of the Purchase Agreement being attached hereto as Exhibit B and made a part of this Order.

Now, therefore, it is Ordered:

That the North Adams City Council approve the terms and conditions of the Purchase Agreement; and that the Mayor be and is hereby authorized to purchase the Property from 59 Hodges Cross Road, LLC, in accordance with the terms and conditions therein; and to take all necessary action to accomplish the foregoing.

City

ORDER FOR POLE AND WIRE LOCATIONS

In the City of North Adams Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED:

that NATIONAL GRID and be and it is hereby granted a location for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Company dated the 18th day of July 2016

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Old West Shaft Road-North Adams Massachusetts.

21338818 Dated: July 18, 2016. Filed with this order

There may be attached to said poles such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Old West Shaft Road-National Grid to install one SO pole 35 feet west of existing pole 57 within the City ROW, approximately 270 feet north of the centerline of the intersection of West Shaft Road. This will feed lights for MCLA Soccer Field.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 .

Massachusetts

City/Town Clerk.
20 .

Received and entered in the records of location orders of the City/Town of
Book _____ Page _____

Attest:
City/Town Clerk

City of North Adams

Public Services Department

59 Hodges Cross Roads

CITY COUNCIL INFORMATION



59 Hodges Cross Roads

Public Services Department

CITY COUNCIL INFORMATION

- Mayor's Communication and City Council Order
- Current Public Services Facilities
- Public Services – Other Locations & Equipment
- DPW Garage Expansion Estimate
- 59 Hodges Cross Road Potential
- 59 Hodges Cross Roads Description
- 59 Hodges Cross Road Work Cost Estimate Sheet
- Cemetery Map
- Site Plans



CITY OF NORTH ADAMS, MASSACHUSETTS

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10 Main Street • North Adams, Massachusetts 01247
(413) 662-3000

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Sincerely,

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Richard J. Alcombright
Mayor

cc: Tim Lescarbeau, DPW Commissioner
Mike Canales, Administrative Officer



City of North Adams
In City Council

August 23, 2016.....

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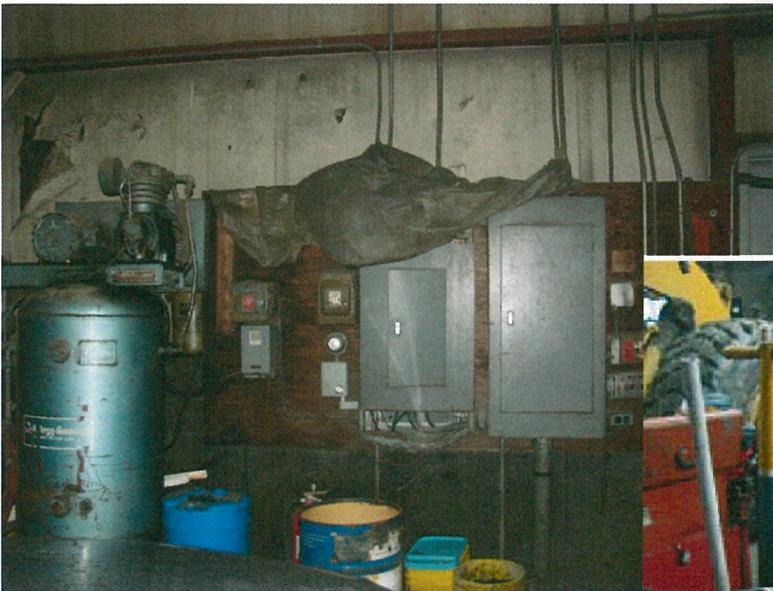
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Current Public Services Building



- Current DPW building is in deplorable condition, the large garage could be reskinned and a new roof could be installed. The existing brick buildings would be demoed and an addition added to the large garage. Total cost of approx. \$2.7 million.



Public Services – Other Locations & Equipment



Other Costs:

- Cemetery maintenance building sills are all rotted, floor in bathroom is rotted, upper level is home to several pigeons and rodents. Cost to replace \$45,000
- Salt shed was not constructed properly and is failing because of improper drainage. Walls are beginning to buckle. Cost to replace \$100,000
- Park & Recreation building sills are rotted and water runs into the building on heavy rain event days. Cost to replace \$40,000



Did You Know?

Most of the DPW equipment is stored outdoors



DPW Garage Expansion
Option 3 - Demolish Garage & Dispatch + 11,200 sf Addition & 2800 sf Mezzanine
ESTIMATE OF PROBABLE CONSTRUCTION COST

City of North Adams

ITEM	DESCRIPTION	UNITS	QTY	UNIT PRICE	SUB TOTAL	TOTAL
1.	Existing Building Modifications					\$310,200
	Remove and dispose of existing wall panels and insulation	SF	7200	\$2.50	\$18,000	\$18,000
	Install new metal wall panels and insulation system	SF	7200	\$12.00	\$86,400	\$86,400
	Remove and dispose of existing roof panels and insulation	SF	9600	\$8.00	\$76,800	\$76,800
	Install new roof panels and insulation	SF	9600	\$10.00	\$96,000	\$96,000
	Remove and replace personnel doors, hardware, and frames	EA	2	\$5,000.00	\$10,000	\$10,000
	Remove and dispose of existing overhead door	EA	3	\$1,000.00	\$3,000	\$3,000
	Painting structural steel	LS	1	\$20,000.00	\$20,000	\$20,000
2	Demolition					\$82,156
	Demolish existing Garage Building	SF	3275	\$6.00	\$19,650	\$19,650
	Demolish existing Dispatch Building	SF	5301	\$6.00	\$31,806	\$31,806
	Demolish existing Signal Building	SF	950	\$6.00	\$5,700	\$5,700
	Hazardous material abatement	LS	1	\$25,000.00	\$25,000	\$25,000
3	Garage Addition					\$723,275
	Piers, footings and foundation walls	CY	116	\$900.00	\$104,400	\$104,400
	Slab-on-grade (8-inch)	CY	280	\$700.00	\$196,000	\$196,000
	Excavation, backfill & compaction	CY	750	\$15.00	\$11,250	\$11,250
	Compacted granular fill	CY	425	\$25.00	\$10,625	\$10,625
	Pre-engineered metal building	SF	11200	\$30.00	\$336,000	\$336,000
	Personnel doors, hardware, and frames	EA	7	\$5,000.00	\$35,000	\$35,000
	Overhead door & framing	EA	1	\$10,000.00	\$10,000	\$10,000
	Painting structural steel	LS	1	\$20,000.00	\$20,000	\$20,000
4	Mezzanine - Heavy Storage 250 pounds per square foot					\$234,500
	Structural steel framing	SF	2800	\$60.00	\$168,000	\$168,000
	Metal decking	SF	2800	\$2.75	\$7,700	\$7,700
	Concrete slab on metal deck	CY	30	\$1,000.00	\$30,000	\$30,000
	Galvanized stairs	EA	2	\$6,000.00	\$12,000	\$12,000
	Steel guardrail	LF	140	\$120.00	\$16,800	\$16,800
5	Office Area Build Out					\$60,000
	Masonry partition walls	SF	2000	\$20.00	\$40,000	\$40,000
	Painting of masonry walls	SF	4000	\$5.00	\$20,000	\$20,000
6	Site Work					\$144,000
	Sedimentation and erosion control	LS	1	\$10,000.00	\$10,000	\$10,000
	Pavement repairs	SY	2300	\$25.00	\$57,500	\$57,500
	Site Drainage	LS	1	\$25,000.00	\$25,000	\$25,000
	Precast Treatment/Separator	LS	1	\$10,000.00	\$10,000	\$10,000
	Loam and seed	SY	100	\$15.00	\$1,500	\$1,500
	Relocation of fuel tank & pump	LS	1	\$10,000.00	\$10,000	\$10,000
	Fuel Management System	LS	1	\$10,000.00	\$10,000	\$10,000
	Miscellaneous Utilities	LS	1	\$20,000.00	\$20,000	\$20,000
7	Mechanical					\$177,360
	New Addition	SF	11200	\$9.75	\$109,200	\$109,200
	Existing Building	SF	9600	\$7.10	\$68,160	\$68,160
8	Electrical					\$180,160

DPW Garage Expansion
Option 3 - Demolish Garage & Dispatch + 11,200 sf Addition & 2800 sf Mezzanine
ESTIMATE OF PROBABLE CONSTRUCTION COST

City of North Adams

ITEM	DESCRIPTION	UNITS	QTY	UNIT PRICE	SUB TOTAL	TOTAL
	New Addition	SF	11200	\$10.00	\$112,000	\$112,000
	Existing Building	SF	9600	\$7.10	\$68,160	\$68,160
9	Fire Suppression					\$104,000
	Fire suppression system (new + existing buildings)	SF	20800	\$5.00	\$104,000	\$104,000
10	Permitting					\$8,000
	Building permit (\$8.00 per \$1000 - min \$25, max \$8000)	LS	1	\$8,000.00	\$8,000	\$8,000
					SUBTOTAL	\$2,023,651
11	General Conditions - 10%					\$202,365
					CONSTRUCTION - SUBTOTAL	\$2,226,016
12	Engineering & Contingency Allowance - 20%					\$445,203
					TOTAL	\$2,671,219
					SAY	\$2,671,000

59 Hodges Cross Road Potential

The purchase of 59 Hodges Cross Road building would allow all of DPW equipment and materials to be stored inside. Currently plows, sanders, some trucks, loaders, asphalt recycler, asphalt hotbox, chipper, and assorted trailers are all stored outside year round. In addition to equipment the sand and salt could be stored in the area formerly used for waste water treatment, as could other building materials.

The following would be relocated to the 59 Hodge Cross Roads building:

- Parks & Recreation Department
- Cemetery Department
- Water Department
- Council of Aging Vans - currently parked at the current city yard could be parked inside.
- Wire & Alarm
- Building Department

Notes:

- The Water department currently stores materials at the Mt. Williams aeration building. The building is not heated therefor materials rust and get moldy. Larger items like water pipes that are stored outside.
- Wire & Alarm currently uses the building located on Ashland Street and has a storage area at Windsor Mill. There is no inside parking for bucket truck. A generator used by public safety is stored outside.
- The City yard is an old converted pump station that has served the city for 131 years. The roof leaks and several supports are rotted. The brick walls are crumbling and have fallen in at times. There is only one rest room that is in deplorable condition. There is no insulation in any of the buildings, and windows leak. The mechanics shop bays are not deep enough for some of the equipment to be serviced, so maintenance is deferred until warmer weather allows it to be worked on in the big garage or outside.

59 Hodges Cross roads would allow all of the Public Works departments to be under one roof, this would allow crews to be dispatched to work site more efficiently. Lunch, locker and training areas would be more sanitary since currently to get equipment, some used in sewer repairs, out from storage it has to go through the break room. City could also install a bio mass boiler to heat the facility. The city receives hundreds of yards of brush and wood waste that could be used to heat the new facility.

59 Hodges Cross Road Description

The Property is located on Hodges Cross Road (a/k/a Route 8A), only seconds away from Route 8, and is situated in the Industrial-I zoning district (Assessor's Map 15, Parcels 23 & 24). The Property contains approximately 10 usable acres of land (out of 30 acres total), and is improved by single-story steel framed building containing approximately 85,212 square feet.

The Property's access to Hodges Cross Road is via two curb cuts. The primary curb cut leads to an asphalt parking area, for on-site parking of approximately 70 vehicles, as well as to a paved driveway which provides access to the Building's loading docks and doors. The rear of the building is serviced by a gravel driveway that provides access to certain of the building's mechanicals, as well as additional on-site vehicle maneuverability and access to a second paved driveway that leads to the second curb cut.

The interior layout of the building is divided into five areas: two office areas, two manufacturing areas, and a 30,000 square foot addition. The office area is located at the front entrance and includes a reception area, three private offices, an employee break room and kitchenette, a storage closet and two lavatories. There is a second office area which includes an open office, additional private offices, and two handicap accessible lavatories. There are locker rooms, with wash up areas, sufficient for up to 30 men and 5 women. As expected for a building that previously was used as a manufacturing facility, the property is well serviced by utilities, public and private and will be well suited for a DPW Facility.

Ceiling heights in the building typically exceed 16 feet and there are more than two locations for fourteen foot overhead doors. The building has an existing loading dock on the east side, which is accessed via the paved asphalt driveway. The north-west portion of the structure includes an area of nearly 3,000 square feet, with a ceiling meeting or exceeding twenty seven feet in height. This could be a convenient location for a twenty five foot tall overhead door which would open into a potential salt and sand storage area.

The building contains an industrial sized air compressor (in the southern area of the building) and an air distribution system for the main building area. The building is equipped with a heating system, sprinkler system, security and fire alarm systems. The building is serviced by a 6,000 ampere three-phase main electrical panel with various sub-panels. It is also equipped with hi-speed fiber optic cabling more than suitable for the city's electronic and communication needs. The building is equipped with a security system with eight color cameras located throughout the building.

The sanitary and industrial effluents are connected to the municipal sewer system. Potable water for the property is provided by the municipal water supply, while process water for the industrial operations at the property was provided by an onsite supply well. The property has "Three Phase Electrical Power" on site, and has commercial grade telephone and cable utilities. The property has recently undergone environmental examination and review by Environmental Compliance Services, Inc., who "advises that groundwater conditions observed in January 2016 are not indicative of a release of OHMs that require notification to MassDEP and recommends that no further actions are required". We are currently having an independent review of Environmental Compliance Services, Inc. report by Tighe and Bond.

The property consists of two abutting parcels containing 30.14 acres of land. A portion of the property is located within the 100 year Flood Hazard Area however, none of which would interfere with the use of the property as a DPW Facility. There are approximately 10 acres of useable land, including the building and improvements, all of which are located outside the 100 year Flood boundary. The current owner had entered into a Lease and Solar Easement Agreement with Clean Footprint, LLC, for the placement of a "Solar Facilities" on the Property. The location of the "Solar Facilities" will not interfere with the City's use of the Property as the proposed solar facility will be located in the 100 year Flood Hazard Area.

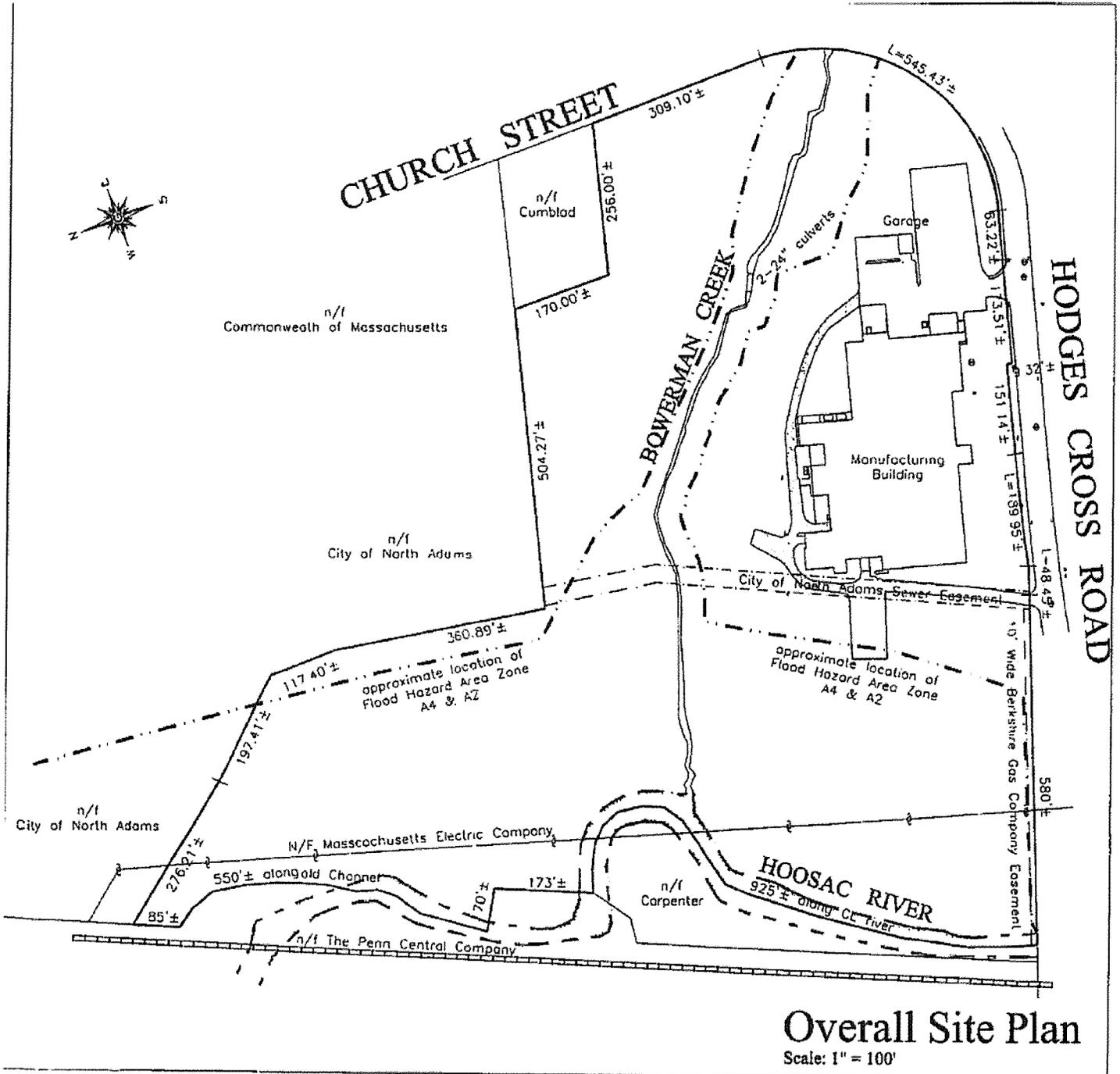
59 Hodges Cross Road Work Cost Estimate Sheet

<u>Description</u>		<u>Cost</u>
Purchase Price	TOTAL	\$995,000.00

<u>Description - Add Ons</u>		<u>Cost</u>
Window Installation		\$30,000.00
Painting Offices		\$9,200.00
Sludge Removal		\$25,000.00
Plumbing and Heating Repairs		\$13,500.00
Removal of Concrete Clarifier		<u>\$30,000.00</u>
	TOTAL	\$107,700.00

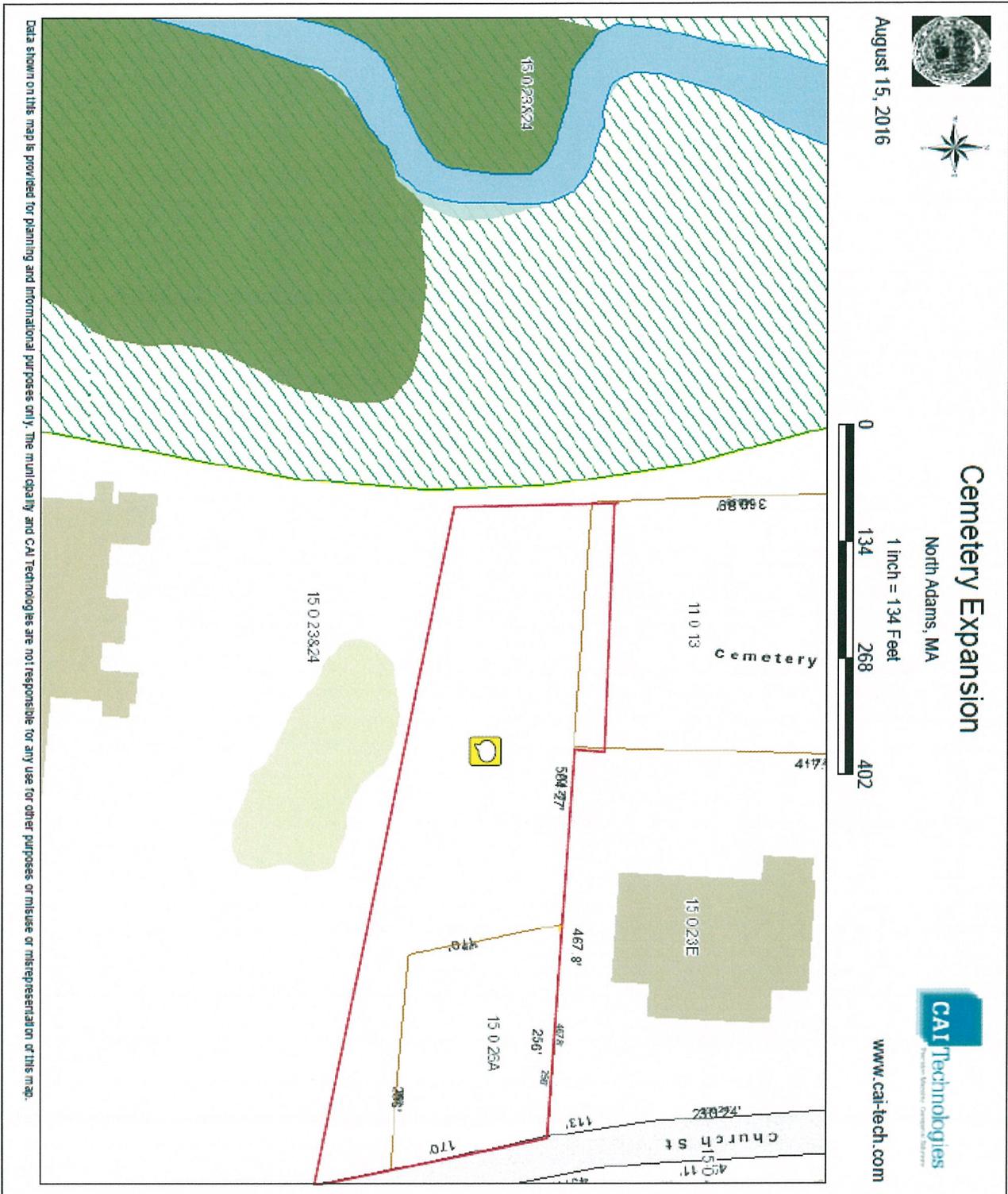
<u>Description - Capital Items</u>		<u>Cost</u>
Partition Walls		\$30,000.00
Furniture		\$20,000.00
Concrete work		\$30,000.00
Electrical Work		\$20,000.00
Overhead Doors		\$65,000.00
Landscaping		\$10,000.00
Waste Oil Furnace		\$12,000.00
Floor Drains		\$20,000.00
Equipment (Lifts, Storage racks, Bulk Oil Storage)		\$45,000.00
Exterior Painting		\$30,000.00
Heating Renovations (Replace several rooftop units)		\$60,000.00
Engineering		<u>\$35,000.00</u>
 SUB-TOTAL		 \$377,000.00
5% CONTINGENCY		<u>\$18,850.00</u>
	TOTAL	\$395,850.00

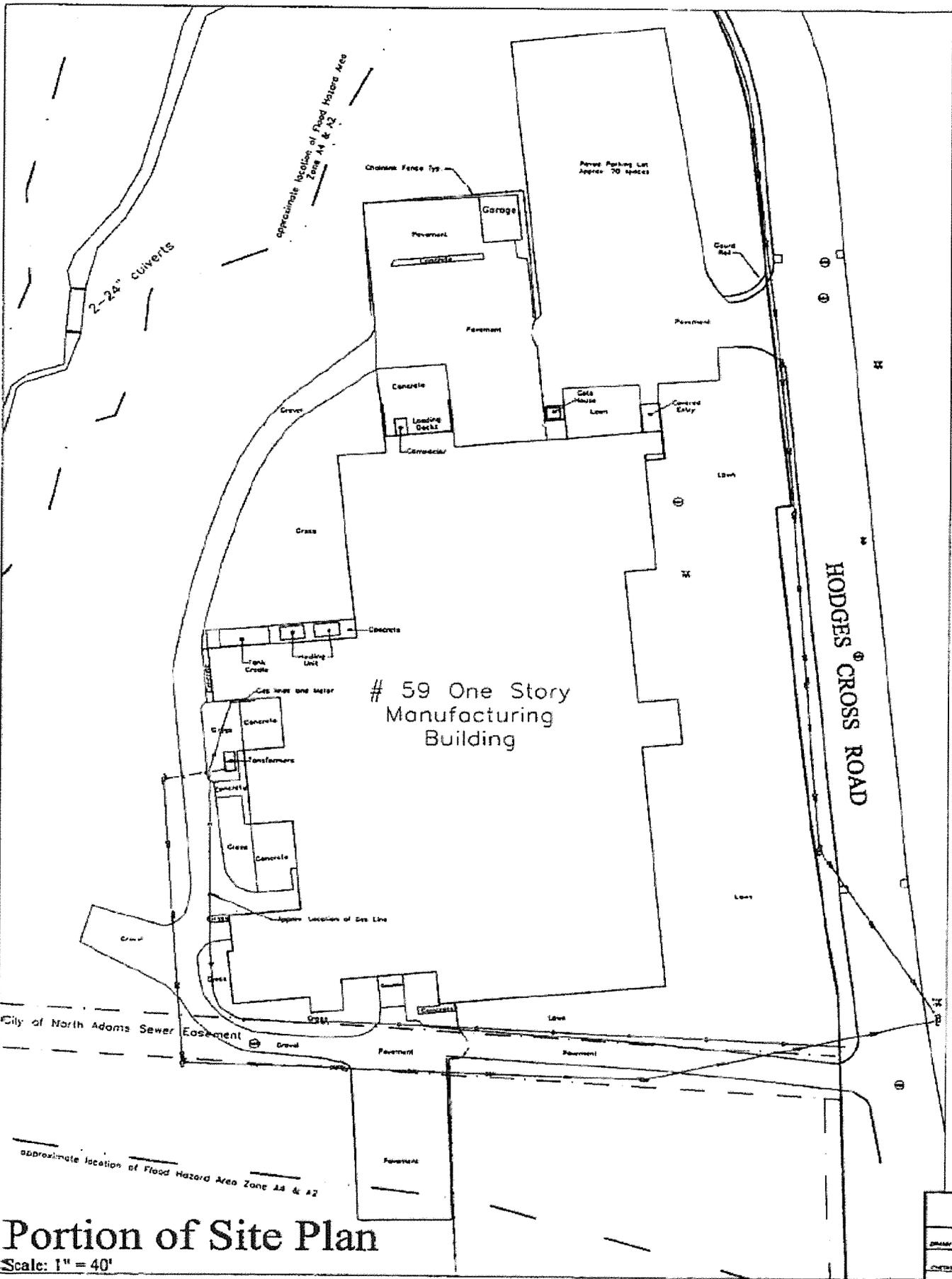
GRAND TOTAL ***\$1,498,550.00***



Cemetery Department - would move into 59 Hodges Cross Roads and approximately 3.7 acres on the north east side abuts South View Cemetery and could be used for cemetery expansion.

We can add at least 800 graves per acre.





59 One Story
Manufacturing
Building

HODGES CROSS ROAD

Portion of Site Plan
Scale: 1" = 40'

Location **59 HODGES CROSS RD** Property Account Number Parcel ID **15 0 23&24**
 Old Parcel ID **-**

Current Property Mailing Address

Owner **59 HODGES CROSS ROAD LLC** City **FONDA**
C/O KEYMARK CORPORATION State **NY**
 Address **PO BOX 626** Zip **12068**
 Zoning

Current Property Sales Information

Sale Date **1/28/2010** Legal Reference **1399-660**
 Sale Price **600,000** Grantor(Seller) **MODERN ALUMINUM ANODIZING CORP,**

Current Property Assessment

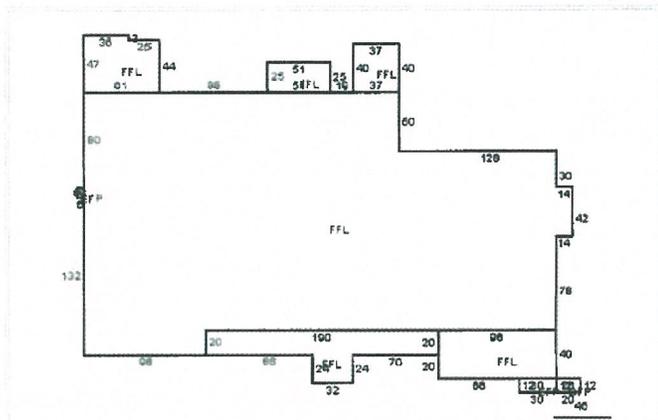
Year **2016** **Card 1 Value**
 Land Area **30.140 acres** Building Value **735,800**
 Xtra Features Value **36,400**
 Land Value **760,300**
 Total Value **1,532,500**

Narrative Description

This property contains **30.140 acres** of land mainly classified as **FACTORY** with a(n) **INDUSTRIAL** style building, built about **1960**, having **CORREG STL** exterior and **TAR+GRAVEL** roof cover, with **1** unit(s), **0** total room(s), **0** total bedroom(s), **0** total bath(s), **6** total half bath(s), **0** total 3/4 bath(s).

Legal Description

Property Images





405 Atlantis Road Suite E115
Cape Canaveral, Florida 32920
321-613-4424
321-783-8817 (Fax)
www.clean-footprint.com

Monday, August 15, 2016

City of North Adams
10 Main Street
North Adams, MA 01247

Dear City of North Adams,

Clean Footprint, LLC and our financial partners will install, own, operate and maintain a 648.9 kilowatt (kW) DC solar array at 59 Hodges Cross Road in North Adams, MA. Clean Footprint is leasing the land from the current property owner. The lease will be transferred to the City when the City purchases the property and all payments under the lease will be made to the City.

This solar project will create substantial economic benefits for the City of North Adams and its residents totaling \$707,085 which includes:

- Site lease payments of \$45,000 at the start of construction and \$9,000 per year for 20 years totaling \$270,000 over a 25-year term.
- Providing the City with payments in lieu of taxes (PILOT) totaling an additional \$432,085 over the life of the system
- Reimbursement for legal expenses up to \$5,000.

We look forward to continuing to work with the City on this project.

Respectfully,

John Porter
Chief Executive Officer
Clean Footprint, LLC

648.9 kWdc PV SYSTEM

Array: 1,854 modules: 648,900 W

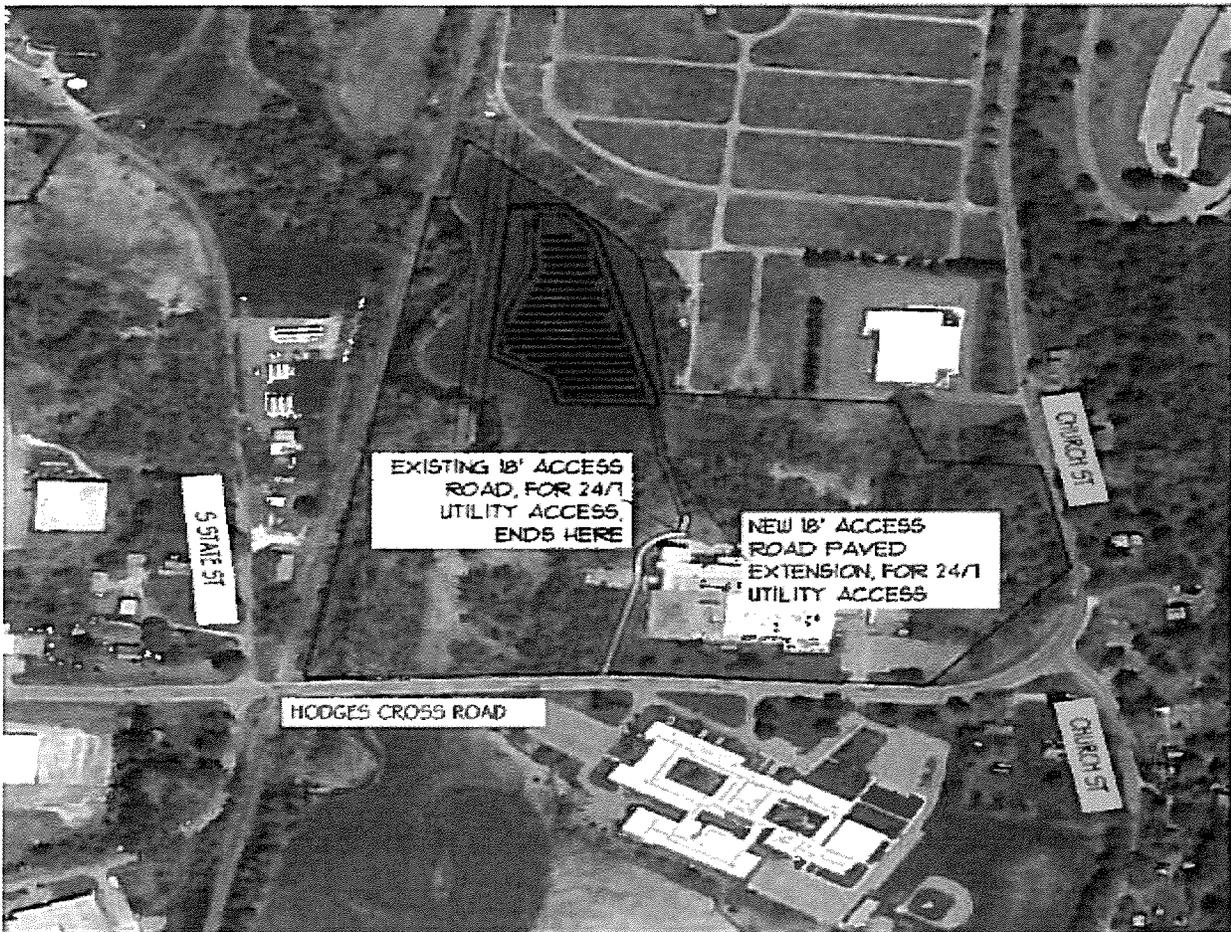
Main specifications of the PV modules are listed below:

Peak Power: 350 Wp

Dimensions (L x W x D): (76.9 x 38.7 x 1.6) m

Weight: 52 lbs

Number of Inverters: 8 (480 kWac)





MASSACHUSETTS STATE PLANE

N.F.
Massachusetts Department of
Transportation
Bk 1583 Pg 1032

N.F.
Julio L. & Rita P. Fedrin
Bk 508 Pg 399

N.F.
City of North Adams

Legend

- Sewer Manhole
- Worked Flag
- Wetland Protection Buffer Zone
- 500' Buffer From Resource Area
- 100' Buffer Flood Inundation Zone
- 50' Set back Line
- Edge of Free Low
- Overland Elevation Line

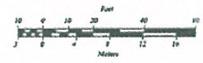
LOCUS SCALE: 1" = 2000'

Total Project Area: 8.31 Acres ±

GENERAL NOTES

1. Topographic Survey was performed by BEK Associates on May 28, 2016 using an Electronic Total Station & Data Collector Station with Data Collector.
2. Plans were compiled on a PC-based computer using Carlson Survey Software. Contours are computer generated representations, unless generally required to field observations. Contour interval is 1 foot. Critical elevations and grades should be verified in the field prior to construction.
3. Horizontal Datum is Massachusetts Mean/1985 State Plane Coordinates (NAD 1983).
4. Vertical Datum is NGVD 1929.
5. Underground utility locations shown herein are based upon surface features or located by survey, and are approximate. Critical locations should be verified with the appropriate utility company and our municipal departments prior to final design and/or construction.
6. This plan is the sole property of BEK Associates. Use and modification of the data contained herein, by others without prior approval by BEK Associates, is expressly forbidden.
7. Deed calls for the property line to follow old channel of the Hoosic River, however no evidence of said channel could be found; this segment of the property line was repositioned from plan as Bk 1399 Pg 660.
8. Wetlands were delineated by Pine Brook Consulting.

Reference Deed:
Modern Aluminum Anodizing Corp. to 59 Hodges Cross Road LLC
Bk 1399 Pg 660 Dated 01/06/2011



TOPOGRAPHIC PLAN OF LAND
NORTH ADAMS, MASSACHUSETTS
PREPARED FOR
CLEAN FOOTPRINT

BEK LAND SURVEYING & ENGINEERING ASSOCIATES

9 CURTIS AVENUE
DALTON, MA 01226

DATE	JULY 14, 2016	JOB #	16-093 Rev. 3	SCALE	1"=200'
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