

# REQUEST FOR PROPOSALS (RFP)

FOR THE PURCHASE & REDEVELOPMENT OF  
PROPERTY OWNED BY THE  
TOWN OF AYER, MASSACHUSETTS

## The Historic 1934 Ayer Fire Station Building

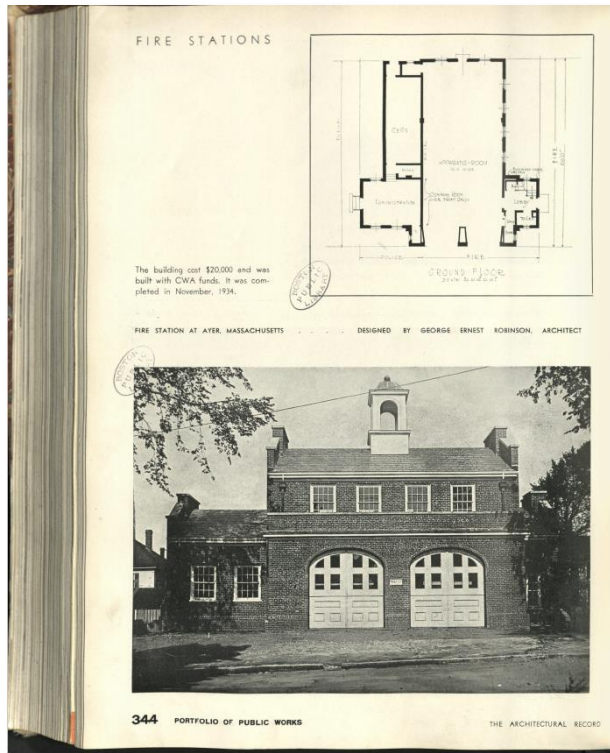
August 2016



### I. INTRODUCTION

The Town of Ayer, Massachusetts is requesting proposals for the acquisition and redevelopment of a most noteworthy and remarkable town-owned historic building - the (1934) Ayer Central Fire Station designed by nationally-recognized fire station architect George Ernest Robinson. The building is located on Washington Street within the socially, culturally and economically emerging Historic Downtown Ayer District. The beautiful red-brick "Colonial-Revival" Central Fire Station stands within an easy 3-4 minute walk (746 linear feet) along well-maintained sidewalks to the Downtown Ayer MBTA (Fitchburg-Boston Line) Passenger Rail Station, providing direct commuter connectivity to Littleton, Acton, West Concord, Lincoln, Waltham, Belmont, Porter Square and Boston's North Station to the east, and the City of Fitchburg to the west. The distinctive historic building offers a most desirable and affordable "New Urban" residential lifestyle opportunity, as well as, opportunity for high-quality downtown mixed-use redevelopment.

The Town of Ayer issues this RFP in order to select the proposal that assures the best future repurposing and treatment of the distinctive downtown property. The property may be sold to the proposer submitting a proposal that the Ayer Board of Selectmen evaluates as being the most responsible and advantageous to the Town of Ayer based on the "Goals of the Historic Fire Station Redevelopment" & "Selection Criteria" (see section VI & VII), including but not limited to, the proposed purchase price, experience and capability of the prospective purchaser, and the quality of the prospective property redevelopment plan.



1934 Ayer Fire Station featured as the premiere model of "Modern Fire Station" design in the **Architectural Record Journal** (May 1935).

The manner in which this desirable heritage building is developed shall be consistent with the Town's adopted master plan and downtown district plans.

This RFP contains a description of the building, description of the goals and criteria set by the Town of Ayer for this property, and additional contextual information about the overall downtown site; including the fine-grained and traditional urban block/street/building development pattern.

- (See attached "**Central Fire Station Building Assessment Report**" as prepared by Kang Associates, June 2012).

## II. THE BUILDING

The 1934 Central Fire Station property located at 14 Washington Street (Map 26/Lot184) is situated on the block to the immediate north of Ayer's vibrant Main Street.

The land parcel totals 0.23 acres. Parcel frontage width along Washington Street totals 90 linear feet. Parcel depth is approximately 100 feet. The approximately 9,000 sq. ft. building "as-is" includes the original 1934 core structure, with various additions constructed between 1945 and 1996. The original, structural, and architecturally intact 2-story "Colonial Revival" 1934 Central Fire Station building contains approximately 3,373 sq. ft. A circa 1945 rear second-story addition (to the original building) totals approximately 900 gross sq. ft. An additional first-floor single-story rear extension of approximately 840 gross square feet was constructed in circa 1965. Two modern fire-vehicle bay wing building additions were constructed on both the north side and south side of the original historic station building in circa 1970 (1,375 sq. ft.) and 1996 (1,596 sq. ft.) respectively.



1934 Ayer Central Fire Station from the north, showing 1945 rear 2<sup>nd</sup> story rear addition & setback 1970 north-side bay wing addition.



The well-kept historic residential properties abutting the 1934 Ayer Central Fire Station on Washington St. in Downtown Ayer.





The 1996 bay wing addition on the south side of the Historic Ayer Central Fire Station



The 1970 bay wing addition on the north side of the Historic Ayer Central Fire Station





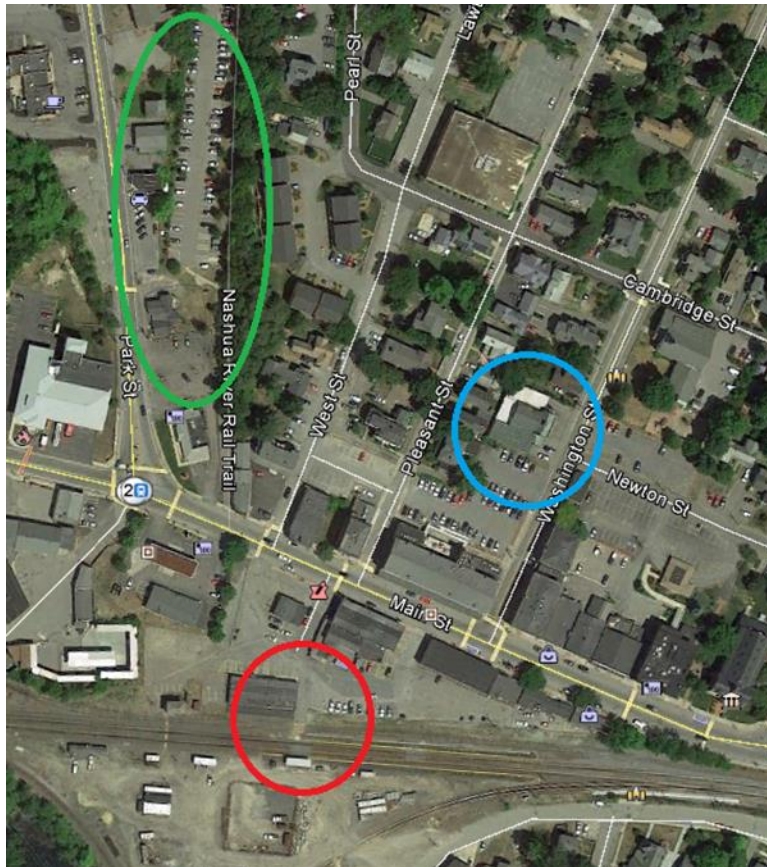
(The original 1934 central bays of the Historic Ayer Central Fire Station)



Distinctive "Colonial-Revival" architecture with "stepped-gable ends" and original slate roof.



### III EXCEPTIONAL PASSENGER RAIL CONNECTIVITY & DOWNTOWN LIFESTYLE



1934 Ayer Central Fire Station (blue circle); Ayer MBTA Fitchburg-Boston Passenger Rail Station (red circle); Proposed new 200+ space MBTA Passenger Rail Parking Facility (green circle).

The 2014 (14<sup>th</sup> Edition) MBTA Ridership & Service Statistics report that average weekday rail passenger boardings on the Fitchburg-Boston Passenger Rail Commuters total 4,757 (inbound to Boston) and 4,799 (outbound from Boston); the Downtown Ayer MBTA Passenger Rail Station reports approximately 435 (inbound to Boston) passenger boardings per day.

The Town of Ayer, in partnership with the Federal Transportation Administration (FTA), the MBTA, the Montachusett Regional Transit Authority (MART), and the Montachusett Regional Planning Commission (MRPC), has initiated the design phase, with the construction phase scheduled for 2017-2018 of a new 200+ space Ayer Passenger Rail Station Commuter Parking Facility with associated pedestrian & public space design improvements within a 2-minute walk from the Historic Ayer Central Fire Station, (as circled in green above).



#### IV. Historic Fire Station Redevelopment Options

Preferred property redevelopment plans could be one or more of the following:

- Single-family or Two-family residence/condominiums;
- First-story & Second-story Residential Dwelling Units (micro/studio apartments and/or 1-bedroom apartments);
- First-story/Street-level Café and/or Eatery;
- First-story/Street-level Retail-Mercantile Storefront;
- First-story/Street-level Artist Live/Work Studio;
- First-story & Second-story Co-Work and/or Maker's Space;
- Second-story Residential Dwelling Units (studio & one-bedroom apartments);
- Second-story Office and/or Professional.



#### **ZONING**

The zoning designation for the building is Downtown Business District **(DB)**.

Note: Ayer Zoning Bylaw, Section 3.3.2 "Commercial Districts", Section 3.3.2.1 "Downtown Business", Item C. "Use Regulations" – "Residential Uses in Commercial Buildings stipulates, "In general, no residential use shall be permitted on street level in the Downtown Business District with the exception of Hotels".

However, (in 2015) the Ayer Board of Zoning Appeals granted relief by special permit to allow residential-use redevelopment on the street level/first floor of the Historic Ayer Central Fire Station.



## V. INCENTIVES

Upon prospective demolition of the modern (and historically inappropriate) fire vehicle bay wing additions, on both the north & south sides of the original building, the 1934 Ayer Fire Station Building will be eligible for designation on the National Register of Historic Places which shall make available combined Commonwealth of Massachusetts Historic Preservation Tax Credits (20% of the cost of certifiable rehabilitation expenditures) & Federal Historic Preservation Tax Credits (20% of the cost of certifiable rehabilitation costs). In addition, the Town of Ayer Office of Community & Economic Development is prepared to work in partnership with the property developer in accessing an Economic Development Fund Grant provided through the Massachusetts Department of Housing & Community Development to fund the creation of affordable residential units as part of the historic Fire Station redevelopment plan.

The Ayer Office of Community & Economic Development is prepared to produce and provide to the prospective purchaser of the Historic Ayer Fire Station a completed US Dept. of the Interior, National Park Service, National Register of Historic Places Registration Form (10-900). This completed Form (10-900) will serve to save the prospective purchaser an estimated \$6,000-\$8,000 in Historic Preservation Consultant costs, if the prospective purchaser elects to pursue State and Federal Historic Preservation Tax Credits.

The Ayer of Community & Economic Development has engaged in coordination meetings with Massachusetts DHCD staff professionals in preparation of pursuing and securing the **Economic Development Fund Grant (EDF)** for the historic Ayer Fire Station Building. The project grant would require 51% of the total residential dwelling units to be (LMI) Low-Moderate Income.

(See Massachusetts Dept. of Housing & Community Development EDF Grant link below for detailed information): <http://www.mass.gov/hed/community/funding/economic-development-fund-edf.html>

**Note:** US Dept. of HUD, Commonwealth of Massachusetts  
Boston-Cambridge-Quincy MA-NH HUD Metro (April 2016)

Low-Moderate Income Rent Levels:

Studio Apartment = \$862/month

1-Bedroom Apartment = \$923/month

2-Bedroom Apartment = \$1108/month

The EDF Grant would fund construction costs in the amount of \$125,000 (LMI) per residential dwelling unit. (Ex: three new (LMI) residential dwelling units would total \$375,000 in grant funds). In addition, \$375,000 would also be available to fund the

construction costs for prospective exterior façade rehabilitation and possible commercial space improvements for the 1<sup>st</sup> floor/street-level space.

## VI. GOALS OF HISTORIC FIRE STATION REDEVELOPMENT

Development of these properties shall accomplish the following Town of Ayer goals:

### Enhancement of “New Urban” & Multi-Modal Lifestyle

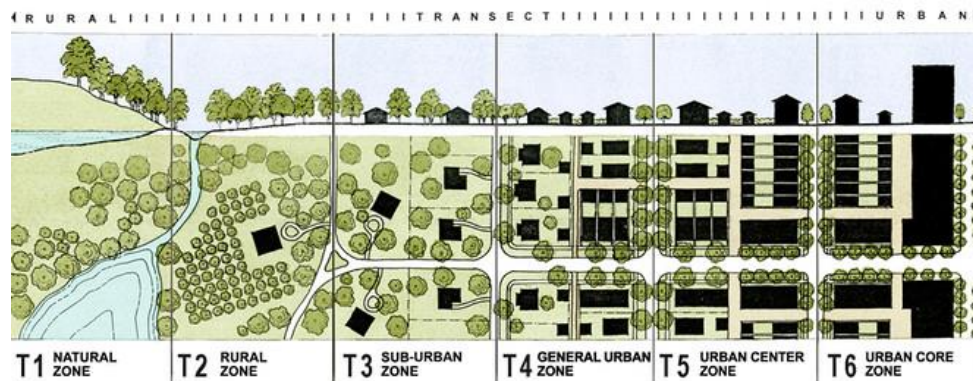
The prospective redevelopment of the historic Ayer Central Fire Station shall significantly contribute to the renaissance of Downtown Ayer as a cohesive, connective, active, safe, healthy and sustainable residential district & neighborhood that offers and provides a lifestyle based upon a range of mobility, accessibility and transportation choices including walking, cycling, automobile, and passenger rail.

### Provision of Affordable New Residential Dwelling Units

The prospective redevelopment of the historic Ayer Central Fire Station shall effectively contribute to the availability and expansion of safe, healthy, appealing and high-quality affordable (low-to-moderate income/LMI) residences in the Town of Ayer’s traditional downtown core. The redevelopment of the subject property shall serve to strengthen the Town of Ayer as a community that is welcoming and inclusionary of the full range of income, age, and lifestyle groups.

### Sustainable & Traditional Development Pattern

The prospective redevelopment of the historic Ayer Central Fire Station shall contribute to the preservation and enhancement of the functional built-form and architectural (street & building) fabric of our traditional New England downtown district. The successful redevelopment of the Fire Station will serve to demonstrate the importance of a compact, mixed-use, human-scale, multi-modal downtown core. This traditional New England development pattern based upon the “Rural to Urban Transect” (see TRANSECT IMAGE below) advances economic, social and cultural sustainability and traditionalism of development pattern.





Create Street-Level Vibrancy - The project should enhance the activity base of the Downtown Ayer District in a way that generates economic, social and cultural vibrancy for the traditional downtown community; The restoration, preservation and repurposing of the historic Fire Station shall reinforce the dynamic, vibrant and functional street/sidewalk/building-wall/pedestrian relationship form that serves to constantly “activate” and “sustain” the living downtown street.

Ensure Design Quality and Compatibility

The historic 1934 Fire Station is located at a prominently visible location in Downtown Ayer. Appropriate urban design techniques and historically appropriate exterior building architectural treatments shall be employed to ensure that the development is compatible with the heritage fabric and pedestrian-oriented functional street-form of Downtown Ayer.

Heritage Landmark Building Resource Preservation

Designed by famed Boston architect George Ernest Robinson, recognized as the “Father of Modern American Fire Station Design”, the 1934 “Colonial-Revival” Ayer Central Fire Station stands today as a significant heritage landmark building. As one of Robinson’s (first period) Fire Stations, the Ayer Central Fire Station is greatly valued for its architectural vernacular, its quality of construction materials, its innovative design characteristics, and its place as one of America’s first modern fire station buildings on a local, state, and national level.

**The prospective buyer shall restore, preserve and protect the original exterior historic façade of the core 1934 Central Fire Station Building, including the distinctive cupola.**

*(Prospective “Preservation Easement” may be negotiated.)*

**VII. SELECTION CRITERIA**

Proposals for the purchase and development of these properties will be evaluated according to the following criteria:

Scoring scale ranging from 1-5;

(1 the lowest score & 5 the highest score):

1. The extent to which the proposed Historic Central Fire Station building redevelopment satisfies a desired or unique niche in the marketplace and helps strengthen the economy and quality of life in the Town of Ayer;
2. The level of financial investment, rehabilitation treatment, and design recognition of the historical and architectural significance of the Historic Central Fire Station building and site;

3. The increase in municipal tax revenues that will result from the acquisition and redevelopment;
4. The contribution that the redevelopment will make toward an increase in high-quality downtown affordable residential units;
5. The contribution that the redevelopment will make toward enhancing the quality of life in the Washington Street/Pleasant Street/Newton Street/ Cambridge Street neighborhood;
6. The contribution that the redevelopment will make toward an increase in employment and earnings within the town, including the number and quality of jobs created;
7. The degree to which the development may potentially stimulate other desirable economic, social and cultural development and/or redevelopment activity in the Downtown Ayer District;
8. The extent to which additional direct or indirect public costs to the Town of Ayer would be necessary, i.e. extending/upgrading public infrastructure facilities and/or municipal services.
9. The demonstrated capacity of the developer to finance, market, manage and package this landmark redevelopment project including the ability to secure tenants;
10. The developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described.

## **VIII. PROCESS SCHEDULE**

- RFP Public Release/Packets Available: August 10<sup>th</sup>
- Tours of Historic Fire Station Building: August 18<sup>th</sup> 2:00PM & August 19<sup>th</sup> 10:00AM
- Deadline for Question/s Submission: September 9<sup>th</sup>
- **Deadline for Proposal Submission: September 16<sup>th</sup>**
- Opening & Preliminary Review of Proposals: September 19<sup>th</sup>
- Completion of Evaluation & Scoring of Proposals: September 22<sup>nd</sup>
- Public Announcement of Proposal Selection: September 26<sup>th</sup>



## **IX. SUBMITTAL REQUIREMENTS**

Anyone submitting responses to this RFP shall include the following:

To be responsive, each prospective proposer must submit five (5) complete hard copies of the Proposal and one (1) PDF digital copy, including all the information listed below.

The five (5) complete hard copies of the Proposal must be inserted into a single sealed envelope marked "RFP REDEVELOPMENT HISTORIC AYER CENTRAL FIRE STATION".

All of the following information must be included in each copy of the Redevelopment Proposal in the following order; *(if any item is not applicable, include a statement explaining why the item is not applicable)*:

1. The completed Proposal Cover Page (see attachment);
2. A Table of Contents with page numbers;
3. A Transmittal Letter identifying the proposer including address, telephone number and email address of the contact person, the date of the proposal and a brief description of the proposer's interest in the project, which includes a Purchase Offer, and a brief description of the proposer's Historic Ayer Central Fire Station Redevelopment Concept & Approach;
4. If applicable, a Certification executed by the secretary of the corporation indicating that the person signing the proposal has been authorized to do so by a vote of the board of directors. The Proposal documents must be signed as follows: 1) If the Proposer is an individual, by him or her personally; 2) if the Proposer is a partnership, by the name of the partnership, followed by the signature of each general partner; and, 3) if the Proposer is a corporation, by the authorized officer, whose signature must be attested by the clerk/secretary of the corporation, and the corporate seal affixed;]
5. A brief overview of proposer's qualifications and experience with comparable redevelopment projects;
6. Fill-out the "Cover Page" for the Proposal for Redevelopment of the Historic Ayer central Fire Station, (see "Attachments");
7. The fully executed "Purchase Price Proposal Form", a blank copy of which is attached (see "Attachments" F1);
8. A fully executed copy of the "Disclosure Statement For Transaction With A Public Agency Concerning Real Property", a blank of which is attached (MGL c.7C, s. 38), (see "Attachments");
9. A fully executed copy of the "Certificate of Non-Collusion Form", a blank of which is attached (MGL c.268A), (see "Attachments" F3);
10. A fully executed copy of a "Certificate of Tax Compliance Form", a blank of which is attached (MGL c.62C, s. 49A), (see "Attachments" F4);
11. Provision of at least three (3) professional references; including names, current phone numbers and email addresses for the references;

12. A description of how the Proposal complies with each of the "Goals of Historic Fire Station Redevelopment & Selection Criteria" (see Section VI & VII.);
13. A description of the proposed configuration of the interior space within the building, together with a preliminary floor plan;
14. A description of the conceptual exterior landscaping design treatment, a description of on-site and off-site parking needs, together with a plan of on-site parking treatment and configuration;
15. The demonstrated capacity of the Proposer to finance the purchase and development of property including the ability to secure tenants, if needed;
16. The Proposer's demonstrated readiness and ability to proceed on the project with time schedules reasonably described.

## **X. GENERAL TERMS AND CONDITIONS**

Advertisements noticing the availability of the RFP will be placed in the Commonwealth of Massachusetts Central Register, in the Nashoba Valley Voice Newspaper, in the Lowell Sun Newspaper, in the Fitchburg Sentinel Newspaper, and in addition, the RFP shall be posted on the Town of Ayer Municipal Website at [www.ayer.ma.us](http://www.ayer.ma.us) (click "About Ayer" and drop down to "RFP's & Bids").

### **Accessing the Historic Ayer Central Fire Station RFP Packet:**

1. Pick-up hard copy at Ayer Town Hall
2. Digital Packet on municipal website

The RFP Packet may be obtained at Ayer Town Hall in the Board of Selectmen's Office, 1<sup>st</sup> Floor, 1 Main Street, Ayer, MA 01432 between 8:00AM & 4:00PM (Monday, Wednesday & Thursday), 8:00AM-7:00PM (Tuesday), 8:00AM-1:00PM (Friday). The names and contact information of those who pick-up the RFP Packet at Ayer Town Hall will be recorded, so they may be contacted and provided information with regard to any and all questions, changes, modifications, etc. prior to submission date. The RFP Packet may also be accessed on the Town of Ayer Municipal Website (RFP Section); please contact Alan S. Manoian, Dir. of Community & Economic Development at 978.772.8206 and/or [amanoian@ayer.me.us](mailto:amanoian@ayer.me.us) so that your name and contact information can be recorded.

### **Proposal Pre-Submission Tour of the Historic Ayer Central Fire Station:**

The Town of Ayer Office of Community & Economic Development shall conduct two (2) Tours of the Historic 1934 Central Fire Station property on Thursday, August 18<sup>th</sup> at 2:00PM and Friday, August 19<sup>th</sup> at 10:00AM. All those considering submission of a proposal are encouraged to tour the property.

Contact Alan S. Manoian, Dir. of Community & Economic Development at 978.772.8206 and/or [amanoian@ayer.ma.us](mailto:amanoian@ayer.ma.us) for information regarding the property tours. (Contact



*Alan S. Manoian to schedule a special Historic Fire Station Tour if neither of the two posted Tour dates work into your professional schedule).*

**Proposals are invited and must be received on or before 1:00PM, Friday September 16<sup>th</sup> at Ayer Town Hall**, Board of Selectmen's Office, 1<sup>st</sup> Floor, 1 Main Street, Ayer, MA 01432. Proposals received later than this time and date will be returned unopened as non-responsive.

A Proposer may correct, modify or withdraw a proposal by written notice received by the Town of Ayer prior to the time and date set as the submittal deadline. Each modification to the proposal must be submitted in a sealed envelope clearly labeled "Modification # \_\_\_\_". Each modification must be numbered in sequence, and must be reference the original RFP submission.

All submitted proposals will be opened for preliminary review on Monday, September 19<sup>th</sup>.

After the opening of the proposals in public, a proposer may not change any provision of the proposal in a manner prejudicial to the interests of the Town of Ayer or fair competition. Minor informalities will be waived, or the proposer shall be allowed to correct them. Minor informalities are minor deviations, insignificant mistakes, and matters of form rather than substance, of the proposal, that can be waived or corrected without prejudice to the offerors, potential offerors, or the Town of Ayer. If a mistake and the intended proposal are clearly evident on the face of the proposal document, the mistake will be corrected to reflect the intended correct proposal and the proposer will be notified in writing; the proposer may not withdraw the proposal. A proposer may withdraw a proposal if a mistake is clearly evident on the face of the proposal document, but the intended correct proposal is not similarly evident.

The deed must be executed within one hundred twenty (120) days after the opening of the proposals. The time for execution of the deed may be extended by mutual agreement of the parties for up to forty-five (45) additional days.

The quoted purchase prices submitted in response to this RFP must remain firm until the execution of the deed.

The Town of Ayer may cancel this RFP, or reject in whole or in part any and all proposals, if the Town of Ayer determines that cancellation or rejection serves the best interests of the Town of Ayer.

The Town of Ayer also reserves the right to select the winning proposal based on the evaluation of the proposer's overall submittal, and the extent to which the proposal

meets the "Goals of Redevelopment & Selection Criteria" in this RFP. **Therefore, the Town of Ayer may exercise its right to select a proposal that may not have offered the highest purchase price.**

If any changes are made to this RFP, an addendum will be issued. Addenda will be mailed, faxed or emailed to all proposers on record as having picked-up the RFP Packet.

Questions concerning this RFP must be submitted in writing to: Alan S. Manoian, Dir. of Community & Economic Development, Ayer Town Hall, 1 Main St., Ayer, MA 01432. Questions may be delivered or mailed to this address; or faxed to 978.772.3017 (clearly addressed to Alan S. Manoian); or emailed to [amanoian@ayer.ma.us](mailto:amanoian@ayer.ma.us). **All questions must be received by 4:00PM on Monday, September 9<sup>th</sup>.** Written responses will be mailed, faxed, or emailed after this deadline to all proposers on record as having picked-up the RFP.

## **XI. EVALUATION PROCESS**

The Board of Selectmen, the Town Administrator and the Dir. of Community & Economic Development will conduct a preliminary screening of the submitted proposals for completeness. Proposals deemed to be incomplete will be rejected. The Town Administrator and the Dir. of Community & Economic Development will then review each completed proposal to ensure that it meets all minimum requirements listed in Section VI "Goals of Historic Fire Station Redevelopment" & Section VII "Selection Criteria". Those proposals that meet all the minimum goals and quality criteria, and that are determined to be responsive will be further reviewed and competitively scored.

### **ADDITIONAL:**

#### Proprietary/Confidential Information

The offerors are asked for any restrictions on the use of data contained in their responses and told that proprietary information will be handled in accordance with applicable law, regulations and policy of the Town of Ayer. All proprietary/confidential information must be clearly marked as "Proprietary/Confidential".

#### Background Check

The Town reserves the right to conduct a background inquiry of each developer which may include the collection of appropriate criminal history information, contractual business associates and practices, employment histories and reputation in the business community. By submitting qualifications to the Town of Ayer, the developer consents to such an inquiry and agrees to make available to the Town such books and records as the Town deems necessary to conduct the inquiry.

### Determination of Responsibility

The Town of Ayer may make such investigation as it deems necessary to determine the ability of a developer to provide full performance as outlined in the qualifications. The developer will furnish to the Town all such information and data for this purpose as the Town may request. The Town of Ayer reserves the right to reject any developer if the evidence submitted by or investigation of such developer fails to satisfy the Town that such developer is properly qualified to carry out the obligations of a Contract.

### Rights Reserved by Town of Ayer

The Town reserves the right to amend its evaluation criteria as the Town, in its sole discretion, shall determine appropriate, and to utilize, as needed, an independent review team. A review and evaluation of the responses contained in the previous section will serve as a basis of selection of the Developer or Developers judged best suited to meet the Town's goals for the site. Those deemed best suited then may be asked to submit a more detailed proposal.

The Town of Ayer reserves the right to reject any or all submittals; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the qualifications submitted. The Town may, at its option, interview Developers as part of this selection process. However, selection may take place without such interviews.

Therefore, proposals should be complete as initially submitted.

Questions shall be addressed to, and five (5) complete hard copies, and one (1) digital PDF copy of the Proposal shall be submitted to:

Alan S. Manoian, Director of Community & Economic Development  
Town of Ayer, MA  
Office of Community & Economic Development  
1 Main Street  
Ayer, MA 01432  
Phone 978.772.8206, Email: [amanoian@ayer.ma.us](mailto:amanoian@ayer.ma.us)

# PROPOSAL FOR REDEVELOPMENT OF THE HISTORIC (1934) AYER CENTRAL FIRE STATION

14 Washington St.  
Ayer, Massachusetts



**Submitted by:**

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*(Name, Address, Telephone Number & Email Address of Firm)*

Date Submitted: \_\_\_\_\_

**(COVER PAGE)**



**PURCHASE PRICE PROPOSAL FORM (F1)**

FOR THE PURCHASE OF THE HISTORIC AYER CENTRAL FIRE STATION  
TOWN OF AYER, MA

SELLER: Board of Selectmen, Town of Ayer  
Ayer Town Hall  
1 Main St.  
Ayer, MA 01432

BUYER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREMISES: Historic Ayer Central Fire Station  
14 Washington St.  
Ayer, MA 01432

PROPOSED PURCHASE PRICE: \$ \_\_\_\_\_

PROPOSED PURCHASE PRICE (IN WORDS): \_\_\_\_\_

PROPOSED CLOSING DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature Title

\_\_\_\_\_  
Print Name Date Signed

**CERTIFICATE OF NON-COLLUSION FORM (F3)**

FOR THE PURCHASE AND REDEVELOPMENT OF THE  
HISTORIC AYER CENTRAL FIRE STATION  
14 WASHINGTON ST., AYER, MA

Pursuant to Massachusetts General Laws, Chapter 268A, I certify 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.

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Signature of Individual Submitting Proposal

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Print Name of Individual Submitting Proposal

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Print Name of Business

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Date Signed

**(BY STATE LAW THIS NON-COLLUSION FORM MUST BE SIGNED AND SUBMITTED WITH  
THE PROPOSAL)**

**CERTIFICATE OF TAX COMPLIANCE FORM (F4)**

FOR PURCHASE AND REDEVELOPMENT OF THE

HISTORIC AYER CENTRAL FIRE STATION

14 WASHINGTON ST., AYER, MA

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, I certify under penalties of perjury that I have complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

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Social Security Number or  
Federal Identification Number

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Signature of Individual or  
Responsible Corporate Officer

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Print Name of Individual or  
Responsible Corporate Officer

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Date Signed