



**REQUEST FOR QUALIFICATION STATEMENTS AND FEE/COST
QUOTES FOR FEASIBILITY STUDY
51 Sampsons Mill "VFW Site" AFFORDABLE/WORKFORCE HOUSING DEVELOPMENT**

1. Request

The Town of Mashpee Affordable Housing Trust ("MAHT") seeks statements of qualification and fee/cost quotes from qualified engineering firms to provide engineering/design services required to develop an Affordable/Workforce Housing Feasibility Site Assessment for a 65 acre (+/-) Town-owned parcel of land under the care and control of the Mashpee Select Board located at 51 Sampsons Mill Road, Mashpee, MA 02649, hereinafter referred to as the 'subject parcel.' The subject parcel is bisected by a Commonwealth Electric Utility Easement generally running east-west through the Town. Approximately 13 of the parcel's 65 acres are north of the Easement. The Town wishes to understand feasibility for affordable housing across the entire 65 acres.

2. Background

At its meeting of June 26, 2023, the Mashpee Affordable Housing Trust authorized staff to procure a consultant for determining the subject site's feasibility for development as affordable/workforce housing. Subsequent to determining the site's feasibility, the Town may elect to consider transferring this parcel into the care and control of the Affordable Housing Trust for purposes of affordable/workforce housing development and submitting a Town Meeting authorization/appropriation article for that purpose.

51 Sampson's Mill Road is a 65 acre (+/-) residentially zoned parcel in the Town's R3 Zoning District. It is bounded to the east by Sampson's Mill Road, to the west by Town-owned property along paper street Delphic Avenue and to the north by Route 28 (See attached locus). The Town's primary interest is determining feasibility for the entire 65 acres however understands feasibility may be impacted by the electric utility easement bisecting the property. The site is generally located across from the Sea Oaks Condominiums and is in close proximity to the site of the Mashpee Municipal Wastewater Treatment Facility (WWTF), which is presently under construction.

In consideration of the subject parcel's size (65 acres +/-) and advantageous location across from the WWTF site, staff recommended that this parcel be evaluated for potential transfer to the MAHT for development consistent with the Town's housing needs as defined in the Mashpee Affordable Housing Production Plan.



Task 4: The consultant will provide to the Town a preliminary report with recommendations based on the consultant's findings. This report should include a summary of existing conditions, zoning analysis, existing site constraints, as well as findings and recommendations for both site access and infrastructure. The infrastructure assessment should include available utility capacity and potential onsite options for water, wastewater, and stormwater management.

Task 4 Deliverables: Preliminary Report and Recommendations (at least 1 hardcopy and a PDF electronic copy)

Task 5: The consultant will meet with Town staff to present its preliminary report and recommendations. Town Staff will provide the consultant with comments. Those comments should be incorporated into a final report to be presented by the consultant to the relevant stakeholders.

Task 5 Deliverables:

- *Final Report (hardcopy and pdf)*
- *Attendance at meetings to deliver/discuss Report*

4. Proposed Contract Price

Proposers shall provide a total proposed contract price, with an itemized break down by fees/costs to be paid for each service Task item and Deliverable set forth in Section 3: Scope of Services, above.

5. Proposal Submission Requirements

Please submit responses to the RFQ as indicated below. (The fee proposal and projected budget and costs must be submitted separately in its own sealed envelope). If these requirements are not met the submission will be considered unresponsive and will not be recommended for further consideration.

- A. Cover Letter** – Provide transmittal correspondence indicating the consultant's desire to be considered for the project signed by a principal of the firm. Include a summary statement explaining how/why the firm is qualified for the project and detailing the reasons that the firm should be selected. Demonstrate the level of familiarity the firm has with the Town of Mashpee and the study area described herein.
- B. Firm Qualification Statement/References** – Describe in detail the firm's qualifications and experience in Site Feasibility Analysis and provide at least three (3) references evidencing the consulting team's experience with projects of similar scope and nature.



Town of Mashpee

Affordable Housing Trust

16 Great Neck Road North
Mashpee, MA 02649

References should include the contact's name, title, email, and current telephone number. Resumes of all professional staff intended to work/consult on the project on the consultant's behalf should be included.

- C. **Fees/Costs** – Please provide in a separate sealed envelope a statement and breakdown of the fee/cost proposed for each work item specified in the description of Services provided in Section 3, above.

6. **RFQ Schedule**

- RFQ Released to Consultants November 7, 2023
- Mashpee Website & Town Hall Posting November 7, 2023
- Proposals Due December 15, 2023 by 4:00 PM
- Consultant Selection No later than December 22, 2023

7. **Review and Selection Process**

The Mashpee Town Manager/Chief Procurement Officer will review all submitted qualification statements and fee/cost quotes and shall award the contract based on the most advantageous fee/cost quote proposed by a duly qualified, eligible, and responsive proposer. The Town of Mashpee reserves the right to reject any or all proposals and to waive any informalities in the proposal responses received, and to accept the candidate which, in consideration of the totality of its proposal submission, is deemed to be the most advantageous to the Town.

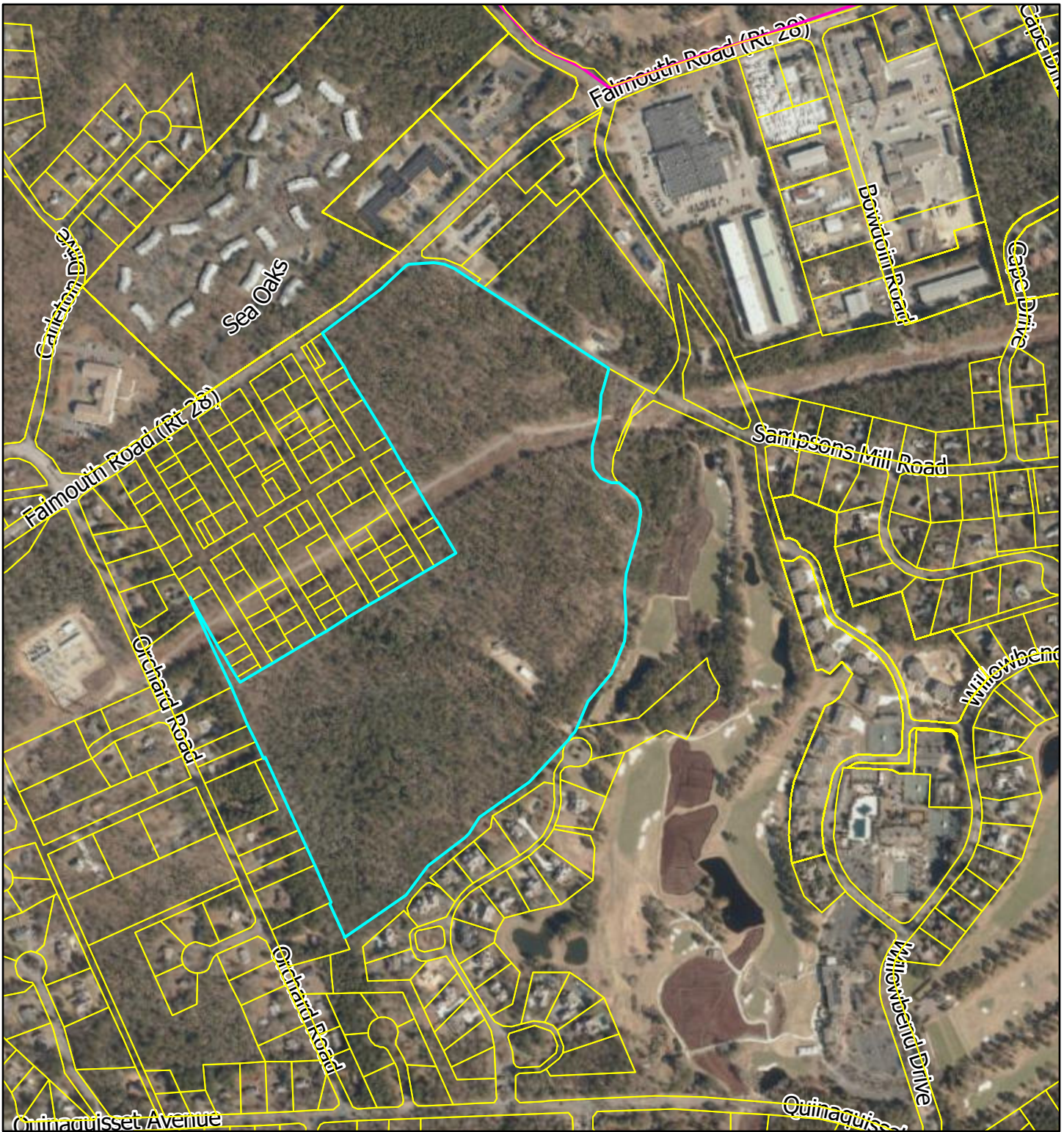
8. **Submission Deadline**

All proposals must be received at the Office of the Town Manager/Chief Procurement Officer by December 15, 2023 by 4:00 PM. They may be hand delivered or mailed to the above office at 16 Great Neck Road North, Mashpee, MA 02649.



9. **Questions**

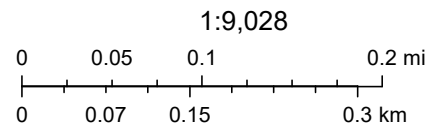
Please direct any questions to Evan Lehrer, Community Development Director, at elehrer@mashpeema.gov or 508-539-1400 Ext. 8521.

ArcGIS Web Map



10/31/2023, 3:23:15 PM

-  Parcel Lines (New)
-  Mashpee_Boundary



MassGIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

Key: 3878

Town of Mashpee - Fiscal Year 2023

11/29/2022 2:35 pm SEQ #: 3.707

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MASHPEE TOWN OF 16 GREAT NECK ROAD NORTH MASHPEE, MA 02649				62-67-0				51 SAMPSONS MILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MASHPEE TOWN OF				05/12/1942	H	592-84					
MASHPEE TOWN OF				10/17/1934	E	506-360					
MASHPEE TOWN OF				05/31/1933	E	494-351					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9710	100	UTIL AUTH.ELECT.LGHT				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2006-214 2433	05/05/2006 10/01/1989	7 99	CYCLICAL REV WTR TRTMNT P OLD PERMIT	725,000 30,000	06/15/2007 06/15/2007	RJB RJB	0 100	100 100

CD	T	AC/SF/UN	Area	Infl-1	Infl-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000 RSN	1.00	100	1.00	100	1.00	269,100	1.00	100	1.00	R03 1.30	247,110
300	A	44,280 RSN	1.00	100	1.00	100	1.00	16,250	1.00	100	1.00	R03 1.30	719,550
200	S	880,000 RSN	1.00	100	1.00	100	1.00	134,160	1.00	100	1.00	R03 1.30	2,710,300

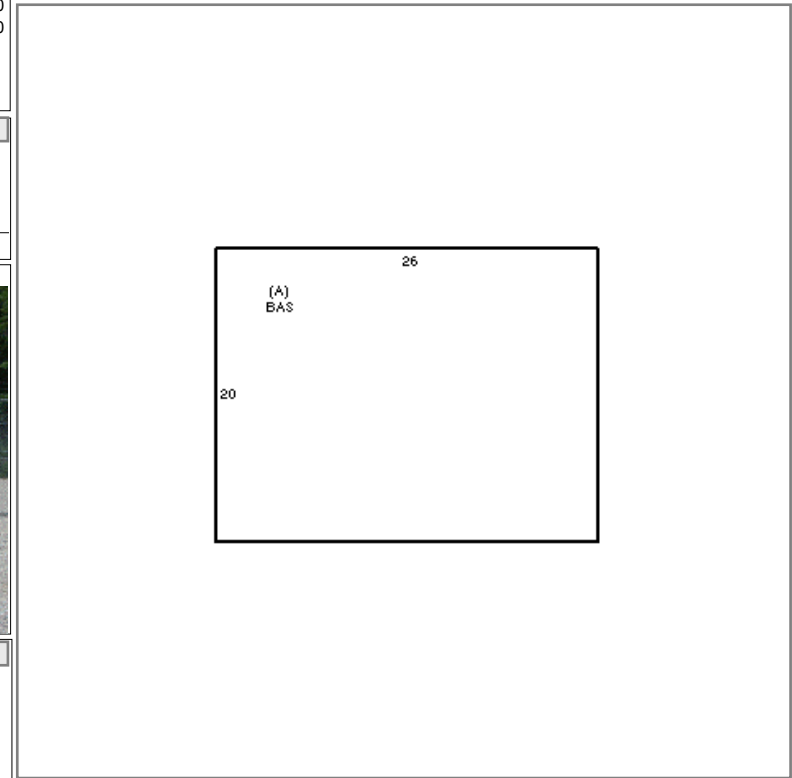
TOTAL	65.400 Acres	ZONING	R5	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Area	RES STND	NOTE QUAKER RUN RD WATER PUMP STATION			LAND	3,677,000	2,995,200	
Infl-1	NO ADJUST				BUILDING	24,600	22,200	
Infl-2	NO ADJUST				DETACHED	891,300	979,900	
						OTHER	120,100	107,100
						TOTAL	4,713,000	4,104,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
TN2	A	1.00 10 0.90		1990	80	5.40	400
C10	A	1.00 05 0.95	10'TALL SECT	1990	30	35.00	1,000
C10	A	1.00 05 0.95	10'TALL SECT	2007	36	35.00	1,200
S/V	A	1.00 05 0.95	BLDG 1/864G	1990	310,400	1.00	294,900
S/V	A	1.00 05 0.95	BLDG 2/TRTM	2007	625,000	1.00	593,800



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2007	RJB
MODEL	5		CIM	LIST	6/15/2007	EST
STYLE	89	0.81	PUMP HOUSE [100%]	REVIEW		
QUALITY	C	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MASHPEE WATER DISTRICT PUMP STATION (QUAKER RUN)



YEAR BLT	1990	SIZE ADJ	1.650
NET AREA	520	DETAIL ADJ	0.648
\$NLA(RCN)	\$93	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	1	1.00	
BEDROOMS	0	1.00	
BATHROOMS	0	1.00	
UNITS	1	1.00	
HALFBATHS	0	1.00	
% HEATED	100	1.00	
% A/C	100	1.00	
% SPRINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.98	A	BAS	L	BAS AREA	520	1990	92.81	48,259
EXT. COVER	12	BRICK VENEER	1.05								
ROOF SHAPE	4	FLAT/SHED	0.98								
ROOF COVER	8	TAR & GRAVEL	1.00								
FLOOR COVER	10	CONCRETE	0.98								
INT. FINISH	8	MINIMUM	0.93								
HEATING/COOLING	15	NONE	0.90								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	48,259
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 29
COND	49 49 %
FUNC	0
ECON	0
DEPR	49 % GD 51
RCNLD	\$24,600

Key: 3878

Town of Mashpee - Fiscal Year 2023

11/29/2022 2:35 pm SEQ #: 3.708

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MASHPEE TOWN OF 16 GREAT NECK ROAD NORTH MASHPEE, MA 02649				62-67-0				51 SAMPSONS MILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9710	100	UTIL AUTH.ELECT.LGHT				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

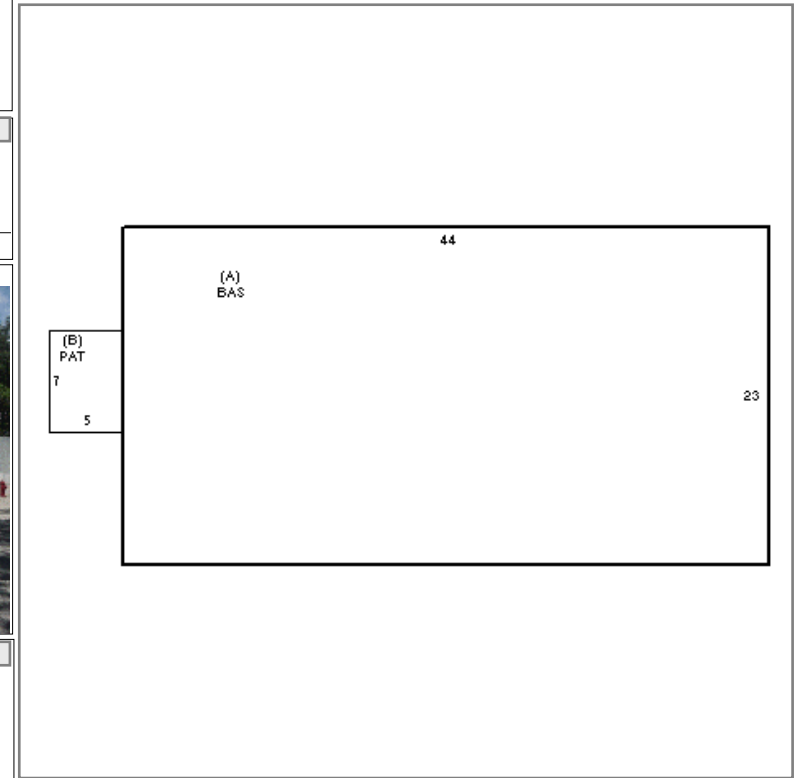
LAND

CD	T	AC/SF/UN	Area	Infl-1	Infl-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	--------	--------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Area	NOTE		LAND	120,100	
Infl-1			BUILDING		
Infl-2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/15/2007
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2007	RJB	BLDG COMMENTS MASHPEE WATER DISTRICT TREATMENT FACILITY (FILTERS WATER)
MODEL	5		CIM	LIST	6/15/2007	EST	
STYLE	58	0.91	UTILITY [100%]	REVIEW			
QUALITY	B	1.25	GOOD [100%]				
FRAME	4	1.02	METAL FRAME [100%]				

YEAR BLT	2007	SIZE ADJ	1.600	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	148,279
NET AREA	1,012	DETAIL ADJ	0.842	FOUNDATION	2	SLAB	0.98	A	BAS	L	BAS AREA	1,012	2007	146.24	147,996	CONDITION ELEM	CD
\$NLA(RCN)	\$147	OVERALL	1.000	EXT. COVER	3	ALUMINUM	1.00	B	PAT	N	PATIO	35		8.09	283		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									
STORIES		1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS		1	1.00	FLOOR COVER	10	CONCRETE	0.98										
BEDROOMS		0	1.00	INT. FINISH	8	MINIMUM	0.93										
BATHROOMS		0	1.00	HEATING/COOLING	9	WM/CL AIR PKGE	1.03										
UNITS		1	1.00	FUEL SOURCE	2	GAS	1.00										
HALFBATHS		0	1.00														
% HEATED		100	1.00														
% A/C		100	1.00														
% SPRINKLERS		0	1.00														
EFF.YR/AGE																2007 / 14	
COND																19 19 %	
FUNC																0	
ECON																0	
DEPR																19 % GD 81	
RCNLD																\$120,100	