



Bainbridge House

Town of Holliston
Board of Selectmen
Mark Ahronian, Clerk
Town Hall
703 Washington Street, Room 105
Holliston, Massachusetts 01746

Our proposal is simple. We intend to knock down the newer section of the building (Spring Street side) and restore the older section (School Street side). The newer section will be replaced by a two story addition attached to the remaining building. The result will be 14 market rate units. It will be composed of:

- 8 two bedroom units,
- 5 one bedroom units and
- 1 studio unit


The enclosed plans define the size and location of units. Enclosed for your review are:

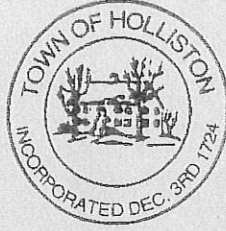
1. First floor plan
2. Second floor plan
3. Third floor plan
4. Site plan
5. Exterior Elevation

Our entrance will be from School Street, allowing us to put a neighborhood park/playground on the Spring Street side. The septic system will be under the parking lot.

We are offering to develop the building and parcel as described by the plans and pay the Town of Holliston \$75,000 for the acquisition.

Sincerely,


J. Dennis Morgan

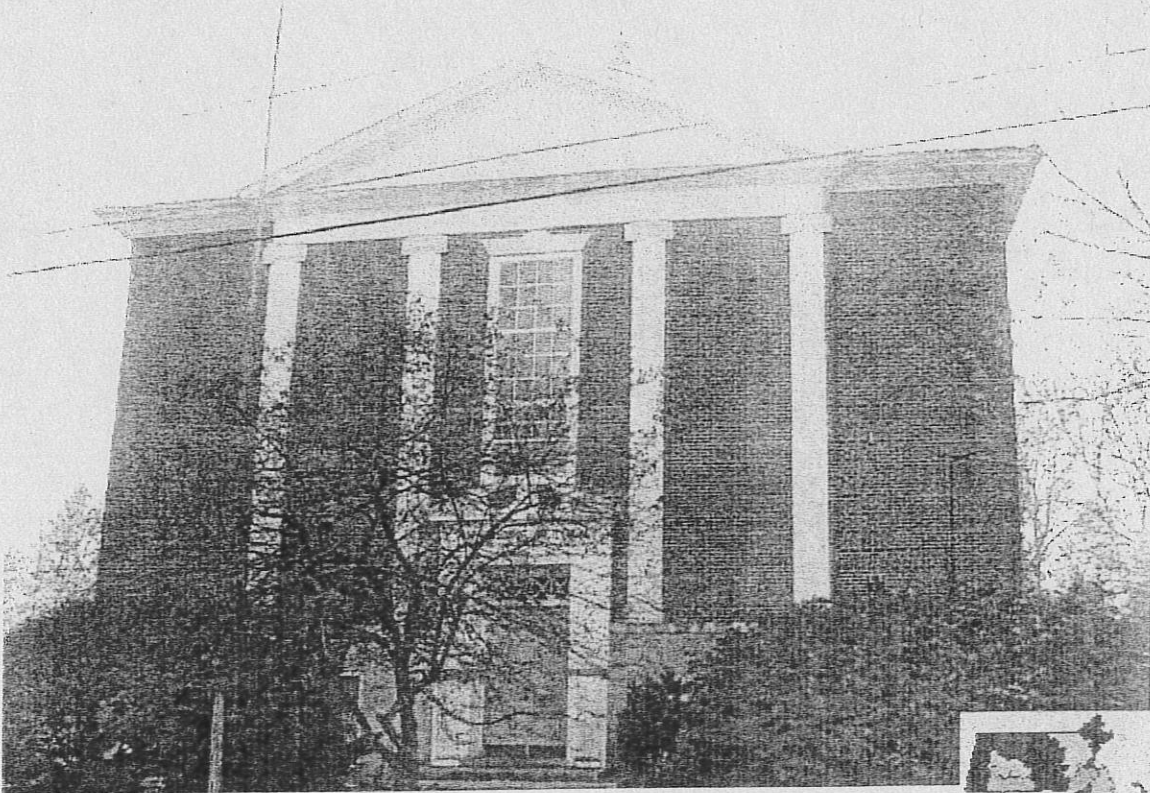


TOWN OF HOLLISTON
BOARD OF SELECTMEN

703 Washington Street
Holliston, MA 01746

508-429-0608

*TOWN OF HOLLISTON
REQUEST FOR PROPOSALS
FOR THE
SALE OF THE FORMER ANDREWS SCHOOL
17 SCHOOL STREET*



0 SCHOOL ST

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COVER LETTER

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2. ARCHTECTURAL DRAWINGS

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- 1ST FLOOR FLOOR PLAN
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- 3RD FLOOR FLOOR PLAN
- PARKING AREA ELEVATION
- SITE SECTION

3. REQUIRED FORMS, DISCLOSURES AND SIGNATURES



Bainbridge House

Bainbridge House, Inc. assists clients in developing strategic plans for real estate investments and/or businesses.

Dennis Morgan is the president of Bainbridge House. Over the past twenty years, Dennis has developed properties and provided advisory services for a number of clients. A brief description of those projects and a list of those clients are listed below:

PROJECTS/COMMERCIAL:

- | | |
|--|--|
| 1. Building 62 "The Captain Bainbridge House"
Charlestown Navy Yard
Charlestown, MA | Historic Rehabilitation
First Class Office Space
40,000 Square Feet |
|--|--|

Bainbridge House, Inc. was responsible for the restoration of this impressive brick and granite structure, designed by famed Boston Architect Alexander Parris. Rechristened to honor the first superintendent of the Boston Navy Yard, as well as a former Captain of the USS Constitution, the "Captain Bainbridge House" was restored through a combination of debt and equity funds, utilizing the historic rehabilitation provisions of the United States tax code. A new Mezzanine level has been added amidst the buildings existing truss work. Total cost of the rehabilitation program, was approximately \$6,000,000.

Status

Sold

- | | |
|---|--|
| 2. Building 120, "John Paul Jones House"
Charlestown Navy Yard
Charlestown, MA | Historic Rehabilitation
First Class Office Space
16,000 Square Feet |
|---|--|

This former hospital/dispensary building represented one of J. Dennis Morgan's first development projects. Originally built by the Navy in 1905, Building 120 was a unique challenge in its restoration, as the structure was a unique collection of three wings combined to form one structure. The building has now been completed and is leased in its entirety on a long term basis to Inland Insurance Underwriters, Inc.

Status

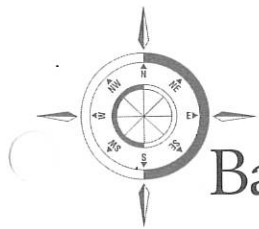
Sold

- | | |
|--|---------------------------------------|
| 3. "Cranes Landing"
Taunton, MA | Residential
67 Units |
|--|---------------------------------------|

Crane's Landing, is a sixty-seven unit condominium complex in Taunton, MA. The project occupies nearly thirty acres of rolling hills. Developed as a joint venture with Condyne, Inc. of Norwell, MA, Crane's Landing is a complete residential community, with an amenities package featuring a swimming pool, tennis courts, jogging trails and other features designed to emphasize the property's natural beauty. The project is located immediately adjacent to the Myles Standish Industrial Park, home of the new GTE Communications complex and the state's fastest growing high tech centers.

Status

Sold Out



Bainbridge House

**4. The North Square House
Boston, MA**

**10 Residential
Condominiums**

Bainbridge House, Inc. purchased this turn of the century building through federal bankruptcy court. Situated directly opposite the Paul Revere House, the handsome structure had been left vacant and vandalized for two years. Morgan Associates resolved a complex set of entanglements, including title, building and zoning violations and completed the rehabilitation and marketing of the building within eight months.

Status

Sold Out

**5. 195 West Brookline Street
Boston, MA**

**4 Residential
Condominiums**

In the fall of 1987, Bainbridge House, Inc. began the task of restoring a run-down brownstone building in the South End. Last used as a rooming house, 195 West Brookline St. underwent a complete transformation into four market rate condominiums. The sympathetic restoration of the building retained the intricate detail work and period architecture which gave 195 West Brookline St. its rich character.

Status

Sold Out

**6. "Rocky Woods"
Taunton, MA**

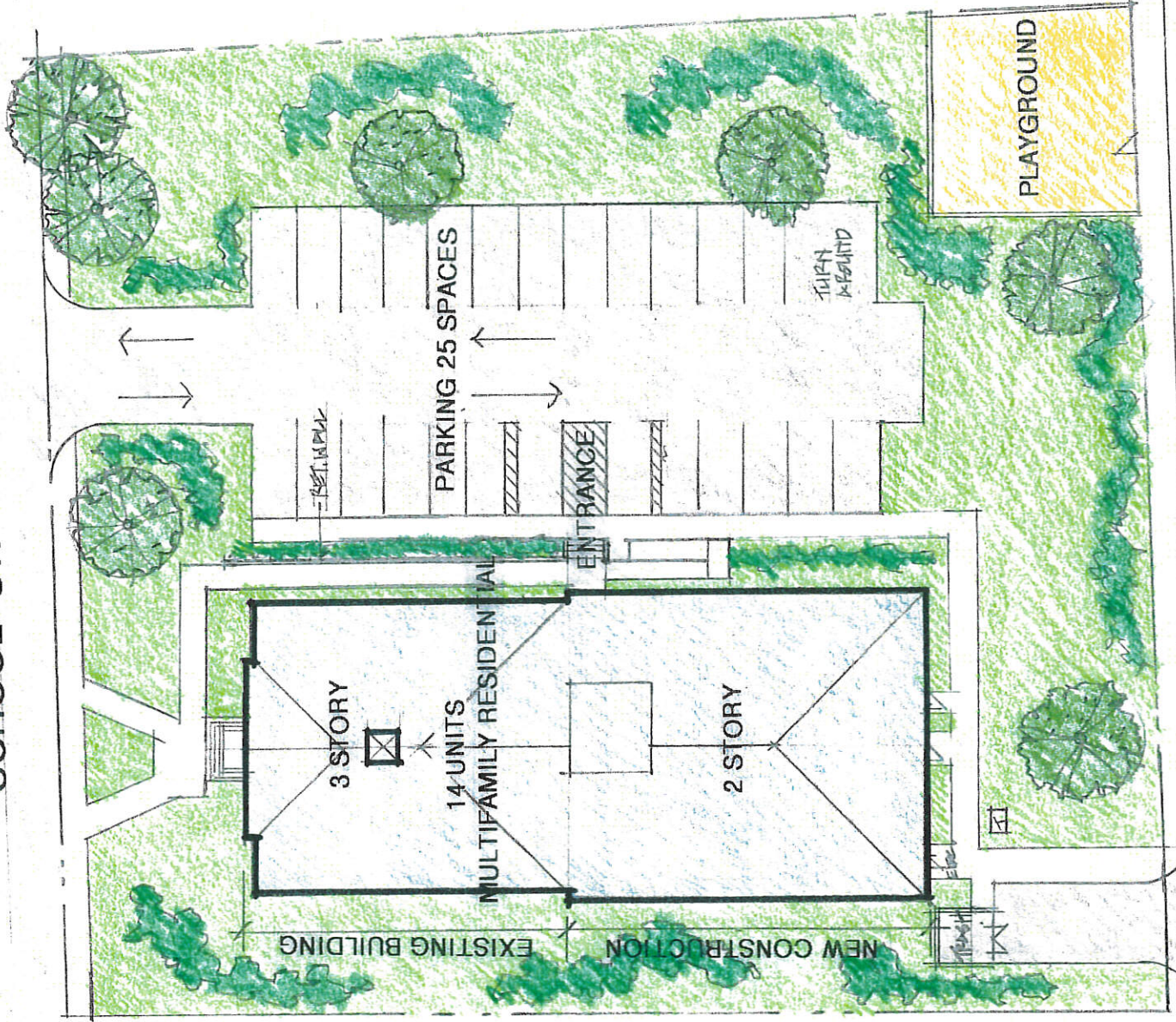
**Residential
38 Lots**

Bainbridge House, Inc. was responsible for obtaining all governmental approvals on this forty-acre site in Taunton. We have completed improvements (roads, utilities, engineering) and sold permits to local builders.

Status

Sold Out

SCHOOL ST.



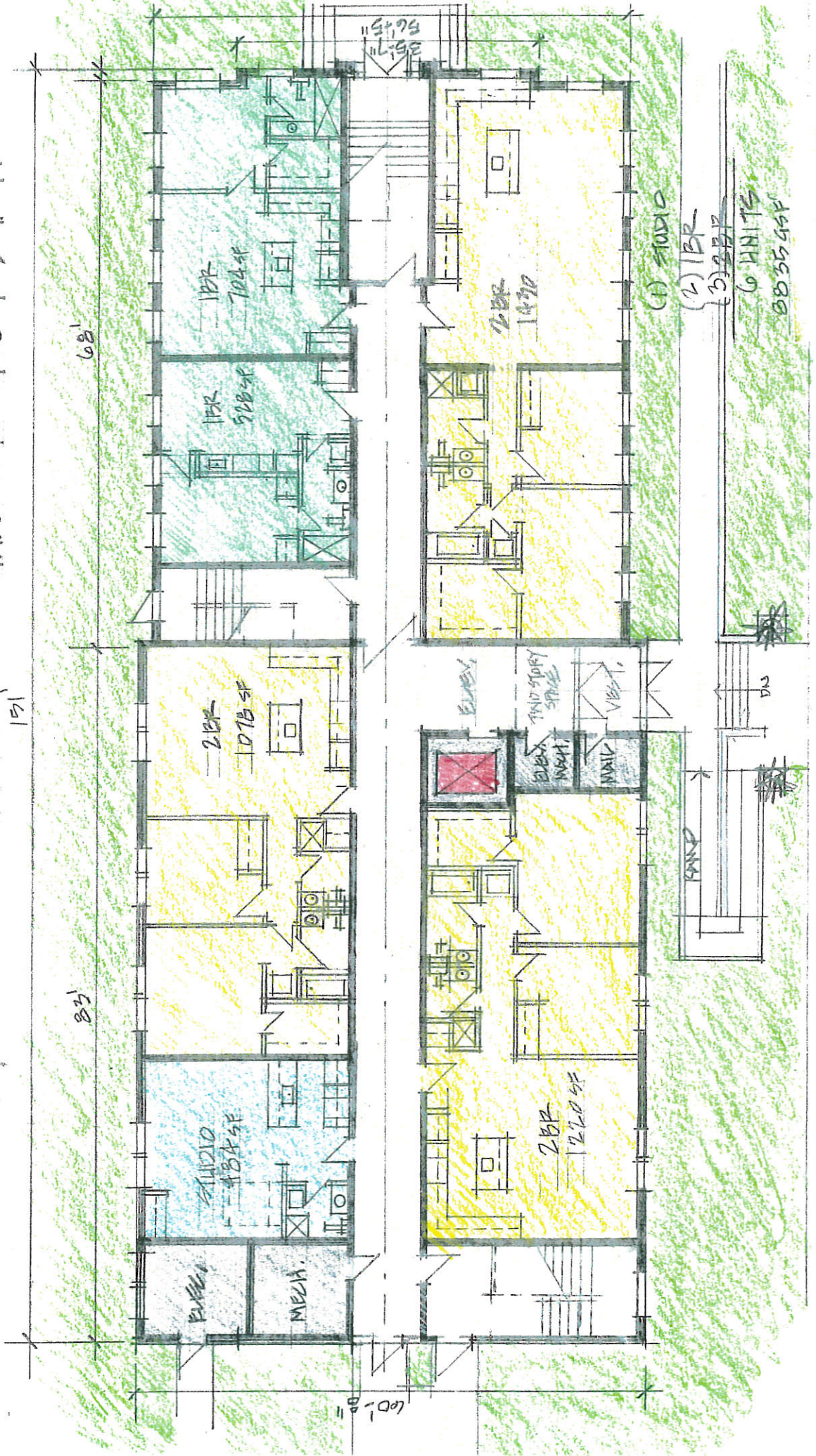
AREA CALCULATIONS

FIRST	8835 SF
SECOND	8835
THIRD	4848

21,510 SF

UNIT SUMMARY

	1st	2nd	3rd	TOT
STUDIO	1	-	-	1
1BR	2	3	-	5
2BR	3	3	2	8
TOTAL	6	6	2	14



PATTERSON ARCHITECTS INC.

FIRST FLOOR 1/16" = 1'-0"

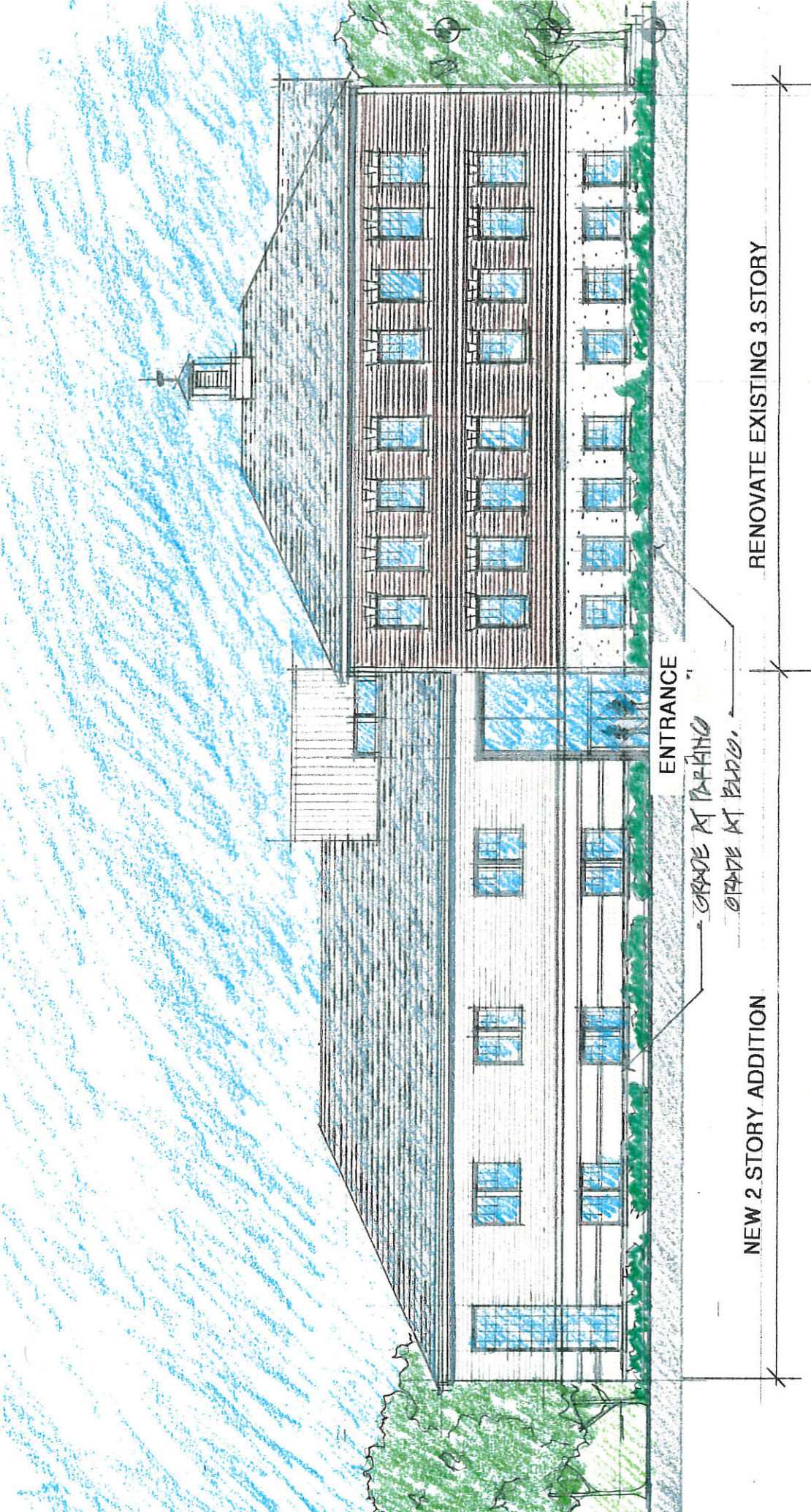


(2) 2BR

2 UNITS

$$3800 \text{ GSF} + 400 = 4200 \text{ GSF}$$

THIRD FLOOR 11'-0"



RENOVATE EXISTING 3 STORY

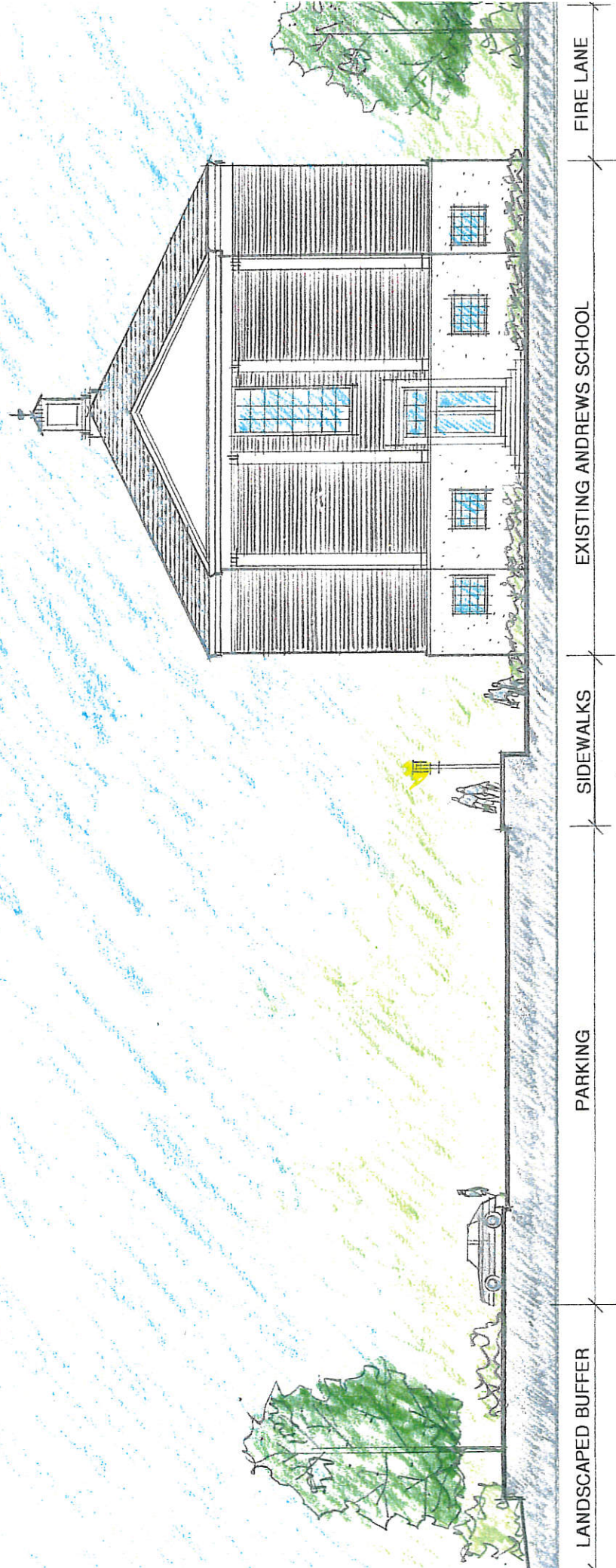
NEW 2 STORY ADDITION

ENTRANCE

GRADE AT PARKING
GRADE AT BLDG.

PARKING AREA ELEVATION

PATTERSON ARCHITECTS INC.



FIRE LANE

EXISTING ANDREWS SCHOOL

SIDEWALKS

PARKING

LANDSCAPED BUFFER

SITE SECTION

PATTERSON ARCHITECTS INC.