May 2, 2014

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE
BOSTON, MASSACHUSETTS 02108

BRIDGEWATER STATE UNIVERSITY
131 SUMMER STREET
BRIDGEWATER, MA 02324

RELOCATION PLAN

www.mass.gov/dcamm/106-hale-reloc

PREPARED FOR:
DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

PREPARED BY:
PETER W. SLEEPER ASSOCIATES
51 OAK HILL DRIVE
ARLINGTON, MASSACHUSETTS 02476
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May 2, 2014

BRIDGEWATER STATE UNIVERSITY EXPANSION RPROJECT

RELOCATION PLAN.

INTRODUCTION:

In accordance with M.G.L. c. 79A, as amended, and 760 CMR 27.02 & 27.03, the Commonwealth of Massachusetts through its Division of Capital Asset Management & Maintenance (“DCAMM”) of Boston, Massachusetts acting as the displacing agency for the acquisition of One (1) commercial/warehouse property known as the 106 Hale Street Project (“Project”), hereby submits the Project’s Relocation Plan, (“Plan”) for your review and approval. This property contains 13 commercial tenants that are listed further on in this Plan, and have subsequently been identified to receive relocation assistance and benefits, as a result of the acquisition. DCAMM will be acquiring this property on behalf of Bridgewater State University (“BSU”). BSU will then invest in the above noted property for on-going educational purposes and is further explained in Part A, below.

The DCAMM has contracted with Peter W. Sleeper Associates (“Sleeper Associates”) to provide relocation assistance to all affected tenants within this Project. Sleeper Associates will provide coordinated relocation assistance services and payments to all affected tenants pursuant to the provisions of M.G.L. c. 79A as amended, 760 CMR 27.01-27.08, and the Uniform Relocation and Real Property Acquisition Policies Act of 1970, (“the Act”). A previous request from the DCAMM, to the Bureau of Relocation to designate the DCAMM as the Relocation Advisory Agency for the above noted project was approved by your office. Please see attachment “D” for copy of approval.

Sleeper Associates has extensive experience in similar projects involving the displacement of tenants and occupants by various cities, towns, and state agencies throughout the Commonwealth. Several of those projects were located in Brockton and Fall River (two in Fall River). As a result, Sleeper Associates has gained a working relationship with various local city departments, residential and commercial real estate companies, contractors, and funding agencies that will
play an integral role in the relocation process. This knowledge of the local elements will assist us greatly in meeting the needs of all tenants affected by this project. In addition, Sleeper Associates will also pursue via the Multiple Listing Service and local landlords for their available sales and rentals. Cursory inspections in Bridgewater, MA, concerning comparable vacancies seem to indicate that a sufficient amount of space equal and exceeding the spaces occupied at the project site is available.

**PART A. PROJECT DESCRIPTION:**

BSU was established in 1840, and is located in Brockton MA, approximately 40 miles from Boston, and 30 minutes from Cape Cod. Major highways routes leading into Bridgewater include 24, 104 and 106. Approximately 11,500 undergraduate and graduate students attend BSU. It encompasses 270 acres including 38 buildings. BSU is proposing to reuse the proposed acquisition of 106 Hale Street, Bridgewater as a new business incubator use, co-locating all information technology functions, centralizing administrative support activities; conference and event space. This expansion has been in planning discussions for several years, and for the past several months, culminating in property acquisition negotiations with the current owner. This project is in addition to past capital investments and improvements by BSU, that totaled close to $300 million dollars. The affected property is centrally located in Bridgewater and adjacent to BSU. The Project will require the acquisition of 1 parcel/building and the subsequent relocation of 13 small businesses and storage tenants. The names, addresses and other pertinent information of the above businesses are mentioned further on in this Plan. Generally, the above includes a bottle redemption center, hair salon, dance studio, several business offices, several multi-production studios and several commercial contractors. The owner of the building claims he operates his leasing office and other businesses out of the building and will be treated as a displaced business. Regardless of the length of time any of the businesses have been operating, maximum efforts will be performed in reestablishing all tenants within the means and locations they desire. Tenant rents range from $350.00 per month to $1,475.00 per month. Rentable square footage spaces range from 250 Square feet to 3980 square feet. Total square footage leased is approximately 20,000.
In addition to the above tenants, there are five (5) tenants who are non-qualifying and the names and reasons are herein explained below:

- Bridgewater State University is the property purchaser.
- Rick Reid, former storage tenant, moved out and did not respond to the General Informational Notice (“GIN”).
- Kenneth Bump, former storage tenant, moved out and did not respond to the GIN.
- William Hancock, former storage tenant, moved out and did not respond to the GIN.
- Hunt Communications, temporary campaign space, moved out and did not respond to the GIN.

SEE ATTACHMENT “A” FOR PROJECT MAPS AND LOCATION.

The acquisition and subsequent business relocations are all located in one neighborhood, in Bridgewater, MA, and is identified by one (1) accompanying map. The building is legally located at 106 Hale Street, Bridgewater, MA.

PART B. PROFILES OF ALL AFFECTED BUSINESSES

SEE ATTACHMENT “B” FOR A LISTING OF AFFECTED OCCUPANTS.

PART C. DATE ON WHICH DISPLACEMENT IS EXPECTED TO COMMENCE:

The DCAMM acknowledges that a definitive displacement date is not available at this time, however it is anticipated that it may occur until the second quarter of 2014. Once established, all tenants will receive a 120 day vacate notice once the acquisitions are made. Periodic informational notices will be furnished to the impacted tenants prior to the completion of the acquisition process. This Plan is available to all affected tenants for their review and written comments can be made on the Commonwealth’s web site at www.mass.gov/dcamm/106-hale-reloc.
PART D. NEEDS OF THE DISPLACED TENANTS:

All of the affected tenants have been interviewed as required by the above regulations. They all require a reasonable amount of relocation planning to be successfully relocated. In depth interaction between the DCAMM, Sleeper Associates and the tenants will be ongoing throughout the acquisition/relocation process. If required, project wide informational meetings will also be planned and held. Commercial zoning permits will be required for most if not all, of the tenants, and include entertainment (Julies School of Dance & NFP80B Entertainment Group), health department approval (Bridgewater Bottle and can Return). As the timing of the acquisition of the affected property becomes imminent, Sleeper Associates will again re-interview all tenants for any changes and additions to any special needs they may require.

In addition, and as part of our assignment, we will inspect via the Town’s building and licensing departments for any updated licenses on all businesses. This information will be forwarded to real estate brokers and general contractors for their assistance in helping re-establish the above business.

As stated, Sleeper Associates has completed all tenant interviews. All owners and tenants have informed us of certain business aspects, such as, number of employees, total square footage and exact locations as to where they intend to relocate. This information will be updated again, once property acquisition is closer. Having spoken with all tenants, we feel we can successfully assist all of the occupants in relocating to comparable locations. Thorough and constant searches of comparable spaces will be made within the financial means of all affected tenants and will be forwarded accordingly. Once the profiles of each business are finalized, an individual plan will be developed for each business and an experienced business relocation consultant will be assigned to each business.

Most of the tenants to be relocated prefer to stay in close proximity to their present addresses. Several are retail in nature, and rely on local traffic for existence. However, a few have shown a willingness to relocate elsewhere, mainly to operate closer to where they reside. Sleeper Associates will assist all tenants with transportation to and from their preferred sites, and assist them in filing any and all relocation claims. We will continuously update them on any available
market listings. To further assist them with their relocations and financial planning, copies of the Business Relocation Handbook supplied by the Bureau of Relocation have been sent to them on a previous occasion.

PART E. ASSESSMENT OF AVAILABLE OFFICE, COMMERCIAL & INDUSTRIAL SITES:
SEE ATTACHMENT “C”.

Approximately 20,000 square feet of commercial, light manufacturing, office and land is being occupied by those being affected by this project. According to local Real Estate Sites, as well as the Multiple List Service Site, there is at least that amount of space available at any given time in the town of Bridgewater, and surrounding communities. We have identified, see Attachment C, approximately 50,000 square feet of above usage as potential alternate sites for the affected businesses. As stated previously, Sleeper Associates will update potential sites as they become available and will transmit same to all affected tenants.

PART F. ESTIMATE OF RELOCATION COSTS:

Based upon experience with similar relocation programs, Sleeper Associates estimates that the relocation cost for this Project, based upon 13 businesses and tenants is expected to be in the $285,000.00 range (not including the up to $10,000.00 to be paid to the seller Mr. William Renny). This estimate may be adjusted as additional information from the affected tenants becomes available. Moving and general contracting company estimates obtained by Sleeper Associates and the affected tenants will be detailed and verify the estimates once relocation commences. Sleeper Associates will explain the various payment options available to all displaced tenants, needed to make wise and sound judgments relative to their successful relocations.

PART G. A DESCRIPTION OF AVAILABLE RELOCATION PAYMENTS AND ASSISTANCE:

A copy of the “Business Relocation Handbook” was distributed to each tenant prior to property acquisition by the DCAMM/Sleeper Associates. If relocation laws, regulations and/or guidelines change during this Project, we will forward all updates to tenants accordingly.
PART H. SOURCE OF FUNDING FOR THE PROJECT:

It is anticipated that funding for this project will come from Trusts set up by Bridgewater State University.

PART I. STATEMENT OF ASSURANCE:

The DCAMM assures the Bureau of Relocation that all displaced tenants will receive relocation assistance and benefits that are available under State and Federal Relocation Statutes and Regulations including any changes from the recently passed Federal Transportation Bill in the event the new maximums become applicable. As stated, all tenants will receive copies of their respective Relocation Handbooks to assist them during their relocations. Relocation staff will be available daily to further assist them in relocating to another location. To further assist the tenants, Sleeper Associates, if requested, will maintain an office on the Project site, open to all affected displacees. Our efforts will be monitored by the planning staff of the DCAMM; this will allow additional assistance to the displacees. Refer to Attachment D, for a “Statement of Assurance”.

PART J. SIMILAR PROJECTS INVOLVING DISPLACEMENTS:

The DCAMM knows of no similar projects within the Bridgewater area. As with similar displacement causing projects, Sleeper Associates will contact local planning offices in adjacent towns to ascertain whether or not project causing acquisitions/displacements may be in the planning stages. If so, we will take this into effect, while assisting tenants at 106 Hale Street, Bridgewater, MA.

PART K. REAL & PERSONAL PROPERTY REPORTS:

Sleeper Associates has made some cursory inspections of the affected tenant’s personal property and a more thorough inventory will be conducted prior to property acquisition and once the tenants secure alternate locations. Affected tenants will be given the opportunity to review and, if necessary, modify their
respective inventories. These reports will become an official part of each tenant’s relocation file.

**PART L. TEMPORARY MOVES:**

It is not anticipated nor expected that any temporary relocations will arise from this Project. However, if Project activities result in any temporary relocations of any tenant, temporary relocations particularly costs, will be carried out and reimbursed by the DCAMM, in accordance with applicable regulations as more fully described at M.G.L. c79a.

A plan to address the above will be submitted to the Bureau of Relocation prior to any actual temporary relocations.

**PART M. APPEALS:**

The appeal and grievance process will be conducted in accordance with relocation regulations as more fully described in the Business Relocation Handbook that was furnished to all tenants. Appeals and be in writing and submitted to:

Taran Grigsby,
General Counsel, Office of General Counsel
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th. Floor
Boston, MA 02108
617-727-4053

and, thereafter

Ms. Ashley Johnston Emerson, AICP
Director, Bureau of Relocation
Division of Community Services
Commonwealth of Massachusetts
Department of Housing and Community Development
100 Cambridge St.
Boston, MA 02114
617-573-1408
ATTACHMENT B
PROFILES OF AFFECTED BUSINESSES AND TENANTS
### ATTACHMENT B

**PROFILES OF AFFECTED BUSINESSES/TENANTS,*AS REFERENCED IN PART B, PAGE 6.**

**106 HALE STREET BRIDGEWATER, MA.**

<table>
<thead>
<tr>
<th>Name of Business</th>
<th>Address</th>
<th>Type of Business</th>
<th>Square Footage</th>
<th>Type of Tenancy Owner/Tenant</th>
<th>Years at location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlantic Concrete Const.</td>
<td>106 Hale St. Bridgewater, Area F.</td>
<td>Construction Co.</td>
<td>3,280</td>
<td>Tenant.</td>
<td>22 years.</td>
</tr>
<tr>
<td>Bridge Bottle &amp; Can</td>
<td>See above, Area E.</td>
<td>Retail/Comm.</td>
<td>2785</td>
<td>Tenant.</td>
<td>18 years.</td>
</tr>
<tr>
<td>All Pro Productions, Inc.</td>
<td>See above, U9.</td>
<td>Office.</td>
<td>511</td>
<td>Tenant.</td>
<td>3 years.</td>
</tr>
<tr>
<td>Vintage Spa</td>
<td>See above, U7.</td>
<td>Beauty Spa.</td>
<td>1400</td>
<td>Tenant.</td>
<td>11 years.</td>
</tr>
<tr>
<td>Loch Ness Pools</td>
<td>See above, U7.</td>
<td>Commercial.</td>
<td>891</td>
<td>Tenant.</td>
<td>3 years.</td>
</tr>
<tr>
<td>NFP8OB</td>
<td>See above, LLI,4,5,6,7,8</td>
<td>Video/Music production.</td>
<td>1213</td>
<td>Tenant.</td>
<td>2 years.</td>
</tr>
<tr>
<td>Effective Logistics</td>
<td>Unit K</td>
<td>Office.</td>
<td>1020</td>
<td>Tenant.</td>
<td>2 years.</td>
</tr>
<tr>
<td>Julie’s School of Dance.</td>
<td>See above, Area L2, 3.</td>
<td>Dance school.</td>
<td>1700</td>
<td>Tenant.</td>
<td>1.5 years.</td>
</tr>
<tr>
<td>Ashmont Iron Works.</td>
<td>Unit B.</td>
<td>Welder.</td>
<td>3550</td>
<td>Tenant.</td>
<td>2 years.</td>
</tr>
<tr>
<td>Realty Self-Defense</td>
<td>Unit J.</td>
<td>Self-defense school.</td>
<td>1200</td>
<td>Tenant</td>
<td>3 years.</td>
</tr>
<tr>
<td>A-1 Air</td>
<td>Unit C.</td>
<td>Air conditioner supplies.</td>
<td>150</td>
<td>Tenant.</td>
<td>2 years.</td>
</tr>
<tr>
<td>Kevin Mahoney</td>
<td>Unit H</td>
<td>Warehouse</td>
<td>1602</td>
<td>Tenant.</td>
<td>2 years.</td>
</tr>
<tr>
<td>Rick Reid</td>
<td>Rear Bldg.</td>
<td>Supplies</td>
<td>130</td>
<td>Tenant.</td>
<td>3 years.</td>
</tr>
</tbody>
</table>

*There are five (5) non-qualifying former occupants.*
ATTACHMENT C
AVAILABLE COMMERCIAL SITES
ATTACHMENT C,

AVAILABLE ALTERNATE COMMERCIAL/OFFICE SPACE IN BRIDGEWATER, MA.

I have completed a market study of available commercial, warehouse and office space for those tenants presently located 106 Hale Street, Bridgewater, MA. And approximately 33,000 square feet in spaces ranging from 500 to 3,500 are presently available. Rents start at $4.00 per square foot and go as high as $9.00 per square foot. Some include utilities while most don’t. Some vacancies are store fronts while others are located in multi storied buildings. These locations are located on Routes 106E&W, and Routes 16A and 28/South Main Street, Bridgewater.

I have conducted interviews with all affected tenants and informed them that I will contact the above spaces for possible sites that they may wish to inspect. Transportation to and from these site will also be made available to them.

Other real estate companies serving the Bridgewater area that maybe of service are 1). Jack Conway & Company @ 508-697-8300, 2). Jay Gormley & Associates @ 508-697-1000 and ReMax Five Star @ 508-697-2211.
May 2, 2014

Ashley Johnston Emerson
Bureau of Relocation
Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

RE: Acquisition of 106 Hale Street, Bridgewater, MA

Dear Ms. Johnston Emerson:

The Division of Capital Asset Management and Maintenance ("DCAMM") assures the Bureau of Relocation that all eligible displaced businesses/tenants in connection with the acquisition of 106 Hale Street in the town of Bridgewater, MA will receive relocation assistance and benefits that are available under Massachusetts General Laws Chapter 79A Relocation Assistance Act (c79A), and the Massachusetts Regulation, 760 CMR 27.00. In accordance with the Relocation Plan, dated May 2, 2014, prepared by Peter W. Sleeper Associates on behalf of DCAMM, all eligible displaced businesses/tenants will receive relocation handbooks to assist them during their respective relocations.

Also DCAMM will work closely Peter W. Sleeper Associates to ensure that all displaced businesses/tenants will be treated fairly and receive all relocation benefits to which they are entitled. If you have any questions, please feel free to contact me or Dana Harrell, Deputy Commissioner of Real Estate at DCAMM, who can be reached at (617) 727-8090 ext. 31520.

Sincerely,

Carole J. Cornelison
Commissioner

Cc/tjg
Enc.
CC: D. Harrell, DCAMM, DC, RE
       T. Gibson, DCAMM, PM, OREM
       C. Kemp, DCAMM, DGC, OGC