

City of Woonsocket, Rhode Island

Request for Proposals



**150 Hamlet Avenue
Woonsocket, Rhode Island**

**Former Second Lafayette Mills
Office Building**

September 30, 2016



CITY OF WOONSOCKET, RHODE ISLAND

DEPARTMENT OF PLANNING & DEVELOPMENT

August 18, 2016

☎401-767-9237

✉ www.ci.woonsocket.ri.us

Dear Prospective Developer:

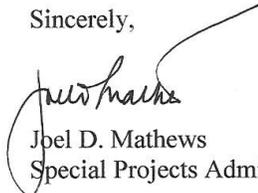
Attached for review and information, is a request for proposals for the former Lafayette Worsted Mills office building (c.1900), located at 150 Hamlet Avenue, Woonsocket, Rhode Island. The City is soliciting proposals for the purchase, renovation and reuse of this historic architecturally significant structure, which totals 9,300 square feet on two levels, and a partial basement which is suitable for office/commercial reuse as well. Interested parties are encouraged to contact myself or members of this department to arrange a tour of the interior of the structure. Proposals are due on or before 2:00 p.m., Friday, September 30, 2016. Information that should be included as part of your submitted proposal should include:

1. The proposed acquisition price.
2. Your schedule for renovation and reoccupation.
3. The proposed use for the property.
4. The potential experience of your firm in both general construction and historic preservation.
5. The experience of the principals who will undertake this project on similar projects.

The successful proponent will have to perform historic renovation of the exterior to the satisfaction of the Rhode Island Historical Preservation & Heritage Commission ("RIHPHC"). Discussions are currently under way between the City and RIHPHC on what type of temporary covenants or easements will be required in order to ensure the renovation is satisfactorily completed.

We look forward to receiving your proposal and addressing any questions that you may raise.

Sincerely,



Joel D. Mathews
Special Projects Administrator

The Building

The Lafayette Worsted Company office (c.1900) remains primarily intact architecturally, with few building elements missing or altered during the past 110 years. There has however, been exterior deterioration in recent years. The first and the second floors each contain 3,100 square feet, with a partially recessed basement of an equal amount that is located approximately four feet below grade with windows looking out onto Hamlet Avenue and also located on the easterly elevation.

The first floor has a central hallway running west to east and it is anticipated that a second entrance may need to be located on the easterly elevation where a small restroom is presently located. The layout is extremely conducive for conventional office reuse and includes amenities such as large windows and a fireplace in one of the corner offices. The original oak millwork, window and door trim, baseboards, etc. are still in place and in excellent condition. Although the basement contains the mechanical equipment, much of the space, especially that space with windows on the southerly and easterly elevations are most suitable for office and/or limited commercial reuse as well.

The brick masonry building with a slate mansard roof is extremely attractive with great architectural significance and has been determined to be eligible to be placed on the National Register of Historic Places. If the developer elects to list the building on the National Register, the resulting rehabilitation would be eligible for the federal commercial tax program and given a federal tax credit that equals twenty percent (20%) of the qualified rehabilitation costs. Participation in this program is not mandated by the City and the final decision will rest with the selected developer. The staff architect for the Rhode Island Historical Preservation & Heritage Commission has indicated a willingness of the Commission to work with the developer concerning the issues of appropriate exterior material substitution.

This building has been retained by the City due to the conditions imposed by the Rhode Island Department of Education at the time that demolition took place on the remainder of the mill complex that permitted the construction of the two new Middle Schools.

The Site

Currently, the Victorian Office Building sits on part of the large City-owned parcel on which Woonsocket Hamlet Middle School is also located. It is envisioned that at the time that an acceptable proposal is received by the City, that the City would proceed with the preparation and submission of a subdivision. The intent of the subdivision would be to remove the Victorian Office Building, as well as approximately 12,000 square feet of land area as indicated in the attached site plan and sketch. Currently, this 12,000 square foot parcel contains nine (9) parking spaces, with the ability to be expanded by an additional eight (8) spaces, if the grassed landscaped area was to be graded and paved for parking purposes. The driveway entering the site from Hamlet Avenue would remain the property of the City of Woonsocket and as such, maintained by the City. The selected developer would have a full vehicular easement over the driveway so as to gain access to the parking areas shown.

Although it is not required, the selected developer may want to consider erecting a decorative, appropriate historic face to the rear of the building, as well as along the easterly property line so as to separate any conflicting school traffic with that of the proposed development.

Proposed Land Use

Currently, the entire parcel is zoned I-1, light industrial. This reflects the original mill development that occupied the site. The City is prepared to consider a rezoning of this parcel for a commercial/office use. Due to the limited number of parking spaces available, it is unlikely that this building could support high intensity commercial use, however, a limited specialty shop, low intensity commercial use might be considered. The most appropriate use would appear to be some type of office building that would service office or professional use that would service the general public or some other company business offices. Although the City has not inquired about the availability of off-street parking on the vacant lot of the southerly side of Hamlet Avenue, such arrangements may be possible for the provision of parking primarily for employees.

Bid Requirements

The developer should submit informational materials concerning the following elements:

1. **Acquisition price.** The City has not established a minimum acceptable bid for the sale of this property, but reserves the right to accept or reject any proposal based upon a number of factors including the scope and compatibility of the proposal. All developers are encouraged to carefully evaluate the financial potential of this structure and to submit a bid accordingly.

2. **Due diligence and timing.** After the selection of the developer is made by the City, the City will proceed with the submission of a subdivision before the Woonsocket Planning Board and advocate for any zone change that would be required. The developer should list his schedule for the performance of due diligence and to propose a time when they would be taking over ownership of the property.

3. **The proposed use** for this building should be listed, whether it be committed or speculative. As much information as possible to submit on this issue is greatly encouraged.

4. **Project schedule.** The developer should submit a detailed schedule that identifies acquisition in permitting milestones and a projected construction schedule leading to the final completion and occupation.

5. **Experience of the firm** should also be detailed, listing the projects undertaken by the developer with special attention to those involving commercial and/or historic restoration. The experience of the principals in historic renovation should also be submitted.

Selection and Notification by the City

All applications received on or before 2:00 p.m., September 30, 2016 will be reviewed and scored competitively following the components as identified above. Upon tentative selection, legislation will be submitted to the Woonsocket City Council for their authorization of sale. Upon approval by the Council, the City would then proceed to the preparation and execution of a final purchase and sales. The City reserves the right to accept or reject any or all proposals.

Any questions concerning this invitation to bid should be directed to: Joel D. Mathews, Special Projects Administrator, Department of Planning & Development, 169 Main Street, Woonsocket, Rhode Island 02895; telephone: 401-767-9237, fax: 401-766-9312, email: jmathews@woonsocketri.org. All bids are to be submitted to the Purchasing Agent, City of Woonsocket, prior to the established deadline.



