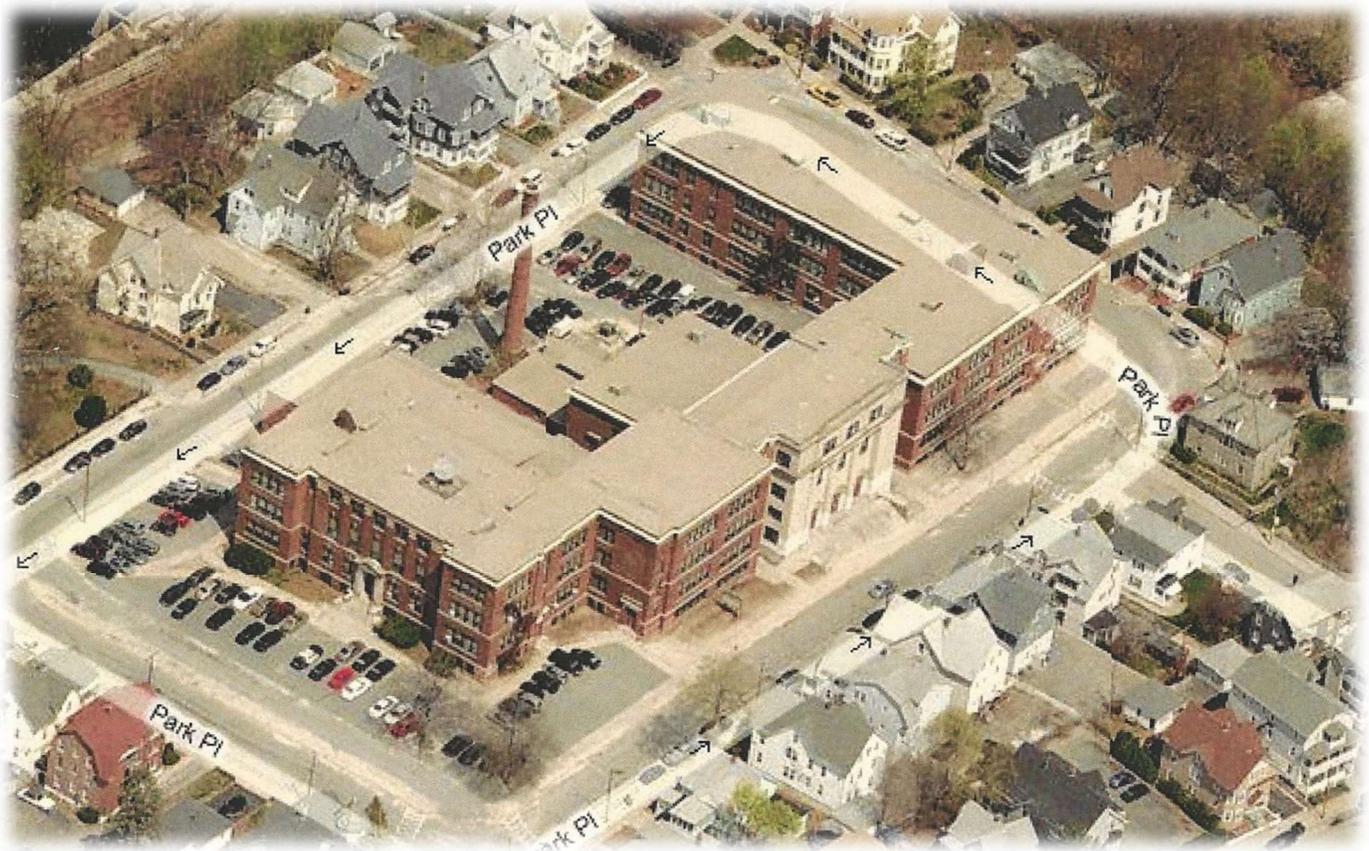


City of Woonsocket, Rhode Island

## **Request for Proposals**



*For the purchase and proposed reuse of the former*

## **Woonsocket Middle School**

**357 Park Place**

Bid# 5754

August 30, 2016

## **Description of the Property:**

The City of Woonsocket invites Developers, Builders, Investors and Real Estate Agents to participate in this solicitation of proposals for the purchase and subsequent redevelopment of the former Woonsocket Middle School located at 357 Park Place (Map D4, Lot 27-113) consisting of 2.98 acres. The four (4) separate, but attached buildings are being studied and considered for placement on the National Register of Historic Places. The buildings contain approximately 485,000 sq. ft. The former Middle School was vacated in January 2010.

## **Solicitation of Proposals:**

The deadline for the submission of proposals (sealed envelope) is 1:00 PM on Thursday, October 13, 2016 delivered to the Purchasing Agent: 169 Main Street, Woonsocket, RI 02905. All questions and requests for information should be directed to Joel D. Mathews, Special Projects Administrator for the Department of Planning & Development, City of Woonsocket, at 169 Main Street, Woonsocket, RI, 02895; (401) 767-9230; or [jmathews@woonsocketri.org](mailto:jmathews@woonsocketri.org).

## **Potential Property Reuse:**

As a preliminary standard requirement as to the re-use of this property, proposals shall adhere to the following general conditions:

- 1.) Priority will be given to proposals wherein at least 50% of the existing building square footage in the complex is proposed to be retained. The complex consists of a series of historic structures /additions. Special attention must be given to retention of existing architectural continuity and historic design features.
- 2.) The suggested re-use of the property is for commercial/residential or mixed-use with upscale market priced residential; continuing care retirement facilities [nursing home/assisted living/end care];

office/research purposes; or social services and related public uses; including related market price residential-re-uses such as live/work units which include individual work spaces; colleges or universities. The City of Woonsocket, at 16%, exceeds the required percentage of low-moderate housing required by the State of Rhode Island. Consideration will be given to uses that result in ongoing, sustainable employment opportunities in connection with the use of the property. Certain proposed uses will likely require a zoning change, which the City may consider at a later date.

- 3.) New construction in part or total may also be permitted, provided it is sympathetic to the historic character of the buildings.

### **Submission Requirements:**

All proposals submitted shall include as a minimum:

- 1.) A minimum acceptable offer of \$400,000 for the property. The City reserves the right to accept or reject any proposal based upon a number of factors, including, but not limited to, purchase offer, the scope and impact of the overall project on the neighborhood in particular and the community in general, the economic benefit and local property real estate and other taxes to be derived from the proposed development. The selection will not be based solely on the amount of the bid submitted but will be in the best interest of the City in the sole judgment of the City of Woonsocket.
- 2.) Identification of the legal entity that would make the purchase of the property.
- 3.) Identification of the entity that would undertake the rehabilitation/development of the project, listing the firm's experience, and a listing of recent relevant projects.

- 4.) A preliminary list of the proposed re-uses which are being considered for the building area to be renovated or for any new construction.
- 5.) A projected timetable for undertaking the project and the time needed for project implementation, including any period of due diligence required by the proposed developer prior to transfer of the property, as well as a preliminary list of approvals required for project financing and other consideration.
- 6.) A “good faith” deposit check (refundable) in the amount of \$5,000 at the time of the bid be submitted and an additional “good faith” deposit of \$10,000 shall be tendered by the proposer chosen by the City prior to entering into a formal purchase agreement.
- 7.) After preliminary acceptance of the acceptable proposal is made by the City, the developer shall prepare and submit an outline/chart of the various work items required to perform as part of their due diligence/project development. Also included should be a timeline detailing performance of these actions and an overall project schedule, including a projected date at which time a legally binding purchase and sales agreement will be executed upon approval by the City Council.

**This Solicitation Packet Includes:**

- 1.) Aerial map of the existing complex.
- 2.) City Assessor’s Plat Map depicting the area to be sold.
- 3.) Current City Assessor’s Tax Card of the property.
- 4.) Detailed floor plans for basement (partial), 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> (partial), and 4<sup>th</sup> (partial) floors. The City represents that these plans may not be totally accurate or correct, and are solely included for reference and planning purposes.

The existing buildings are available for inspection at the bidder’s convenience by arranging an appointment with Mr. Joel Mathews, Department

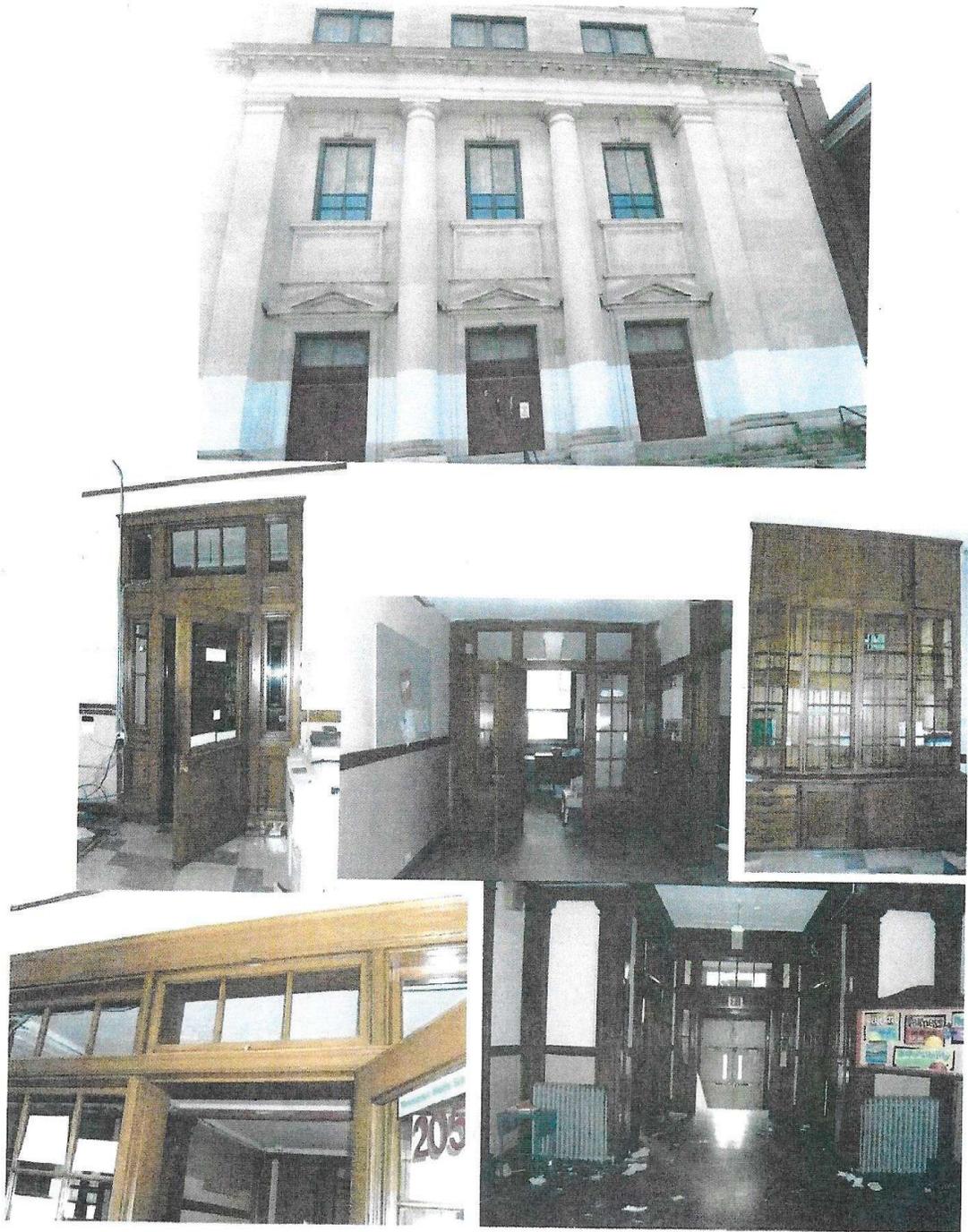
of Planning and Development, at (401) 767-9230, during normal business hours.

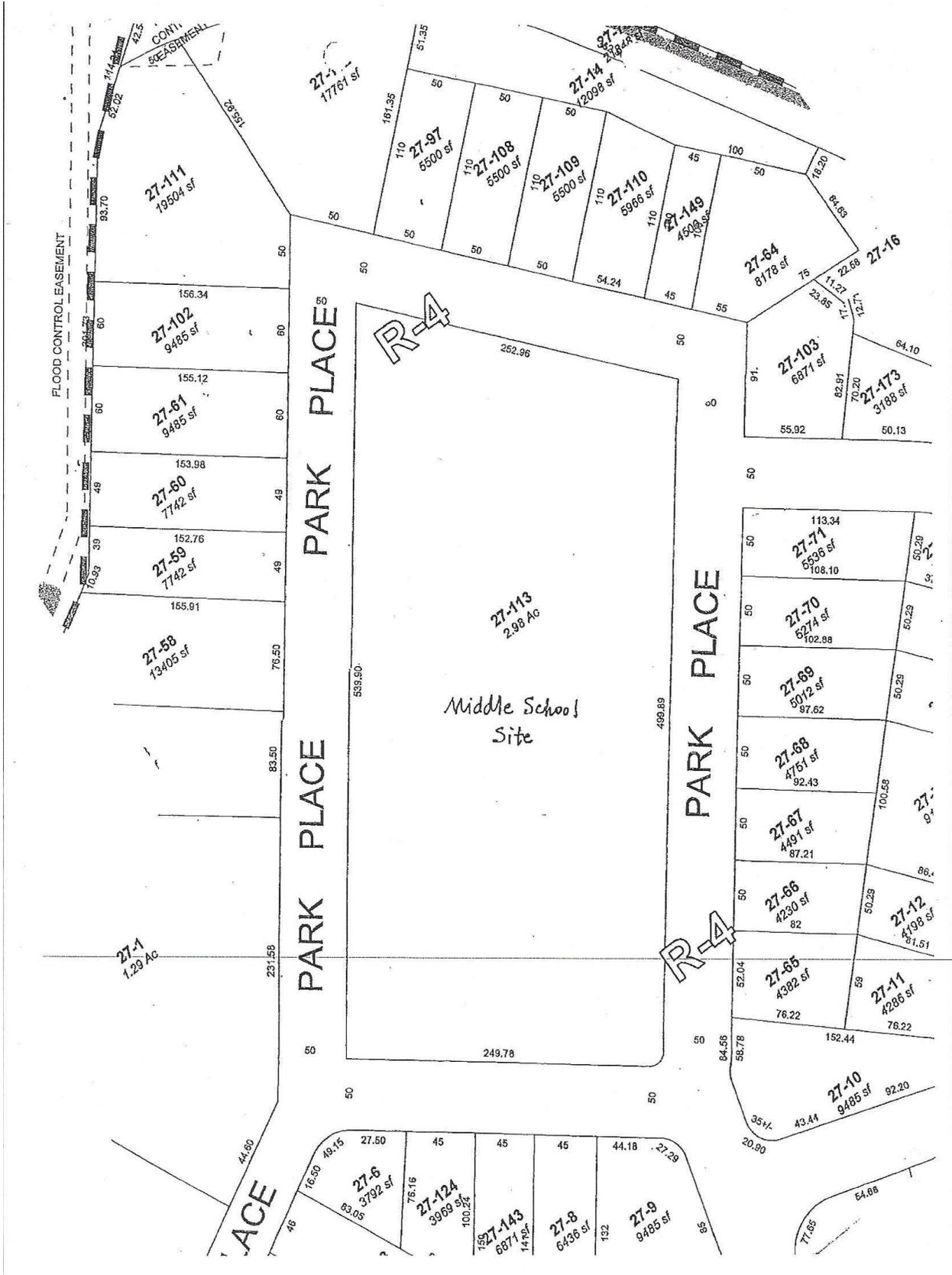
Proposals submitted by mail are sent at the risk of the prospective bidder. The City of Woonsocket assumes no responsibility for proposals sent by mail. Proposals sent via email or facsimile will not be accepted.

The preliminary and the final selections will be awarded based upon the best interest of the City of Woonsocket, and is at the sole discretion of the City of Woonsocket. The City of Woonsocket reserves the right, in its sole discretion, to accept or deny any and all proposals and bids. The award will not be based solely on the purchase offer submitted. The final sale will require approval by the City Council by Ordinance. The City will provide clear and marketable title to the sale.

Any questions concerning this invitation to bid should be directed to:

Joel D. Mathews, Special Projects Administrator  
Department of Planning and Development  
169 Main Street  
Woonsocket, RI 02895  
Work: (401)767-9230 Fax: (401) 766-9312  
Email: [jmathews@woonsocketri.org](mailto:jmathews@woonsocketri.org)





71 Woonsocket Middle School · Request for Proposals  
 08.30.2016 · Bid No. 5754

**357 PARK PLACE**

**Location** 357 PARK PLACE

**Mblu** 27/E / 113/ 16/

**Acct#** 27000500

**Owner**

**Assessment** \$18,031,300

**PID** 10664

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$17,835,500	\$195,800	\$18,031,300

**Owner of Record**

**Owner** EDUCATION DEPARTMENT  
**Co-Owner** ADMINISTRATION BLDG  
**Address** 108 HIGH STREET  
 WOONSOCKET, RI 02895-4310

**Sale Price** \$0  
**Certificate**  
**Book & Page** /  
**Sale Date**

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
EDUCATION DEPARTMENT	\$0		/	

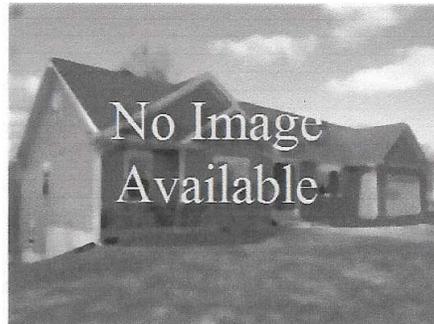
**Building Information**

**Building 1 : Section 1**

**Year Built:** 1915  
**Living Area:** 484,546  
**Replacement Cost:** \$44,500,705  
**Building Percent** 40  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$17,800,300

Building Attributes	
Field	Description
STYLE	Schools-Public
MODEL	Comm/Ind
Grade	Average
Stories:	3
Occupancy	1
Exterior Wall 1	Brick/Masonry

**Building Photo**



(<http://images.vgsi.com/photos/WoonsocketRIPhotos//default>)

Vision Government Solutions

Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Terrazzo Monol
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Bldg Use	SCHOOL M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	903C
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10
% Corn Wall	0

**Building Layout**

FUS[127512]
FUS[127512]
BAS[127512]
SFB[127512]

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	255,024	255,024	
BAS	First Floor	127,512	127,512	
SFB	Base, Semi-Finished	127,512	102,010	
		510,048	484,546	

**Extra Features**

Extra Features				
Code	Description	Size	Value	Bldg #
ELV1	Elevator - Passenger	4 STOP	\$32,000	1

**Land**

**Land Use**

Use Code 903C  
 Description SCHOOL M94  
 Zone R4  
 Neighborhood  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 2.98  
 Frontage 0  
 Depth 0  
 Assessed Value \$195,800

**Outbuildings**

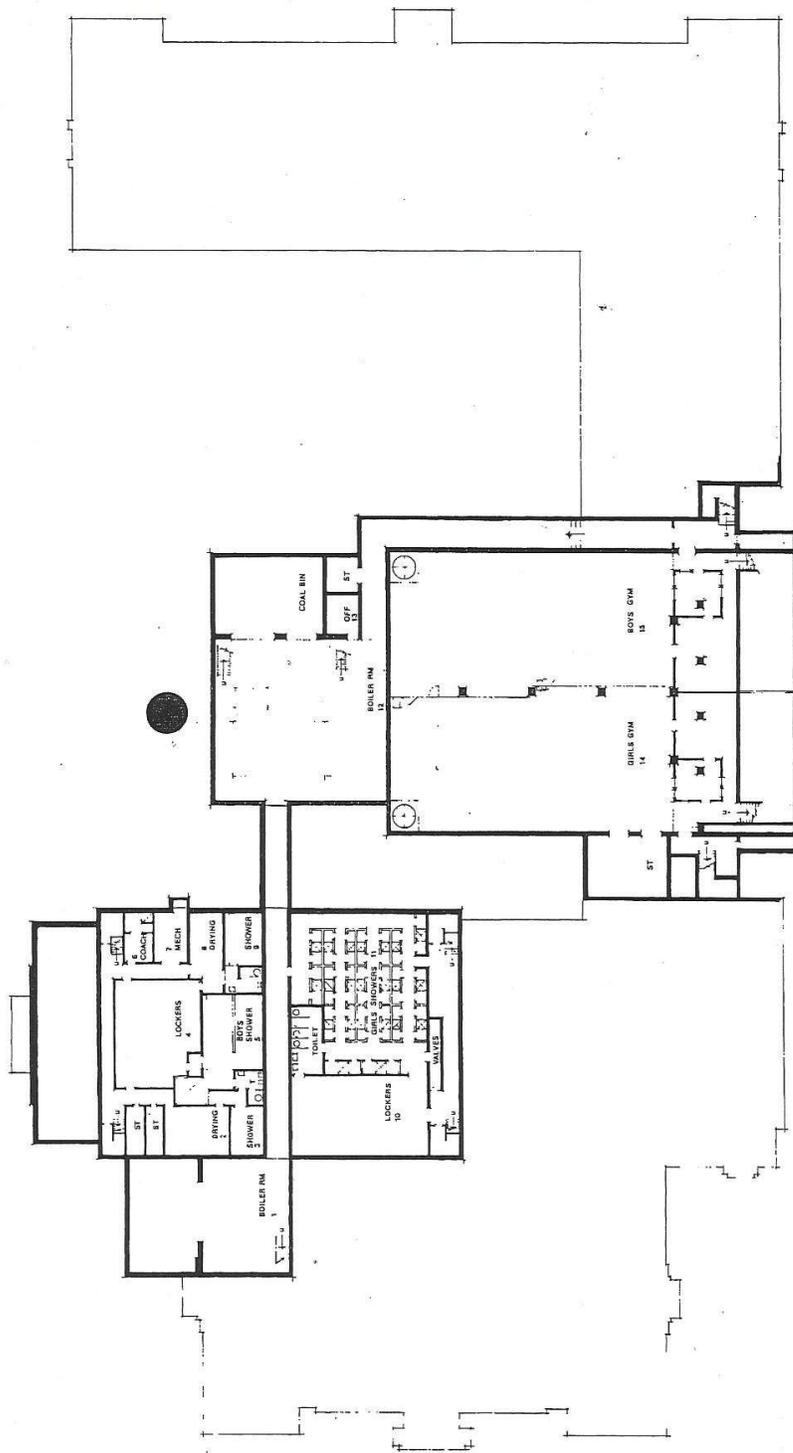
Outbuildings						
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving - Asphalt			4000 S.F.	\$2,000	1
SGN3	Sign w/Int Lights			32 S.F.&HGT	\$1,200	1

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2013	\$17,834,300	\$215,200	\$18,049,500
2012	\$17,834,300	\$215,200	\$18,049,500
2011	\$17,834,300	\$215,200	\$18,049,500

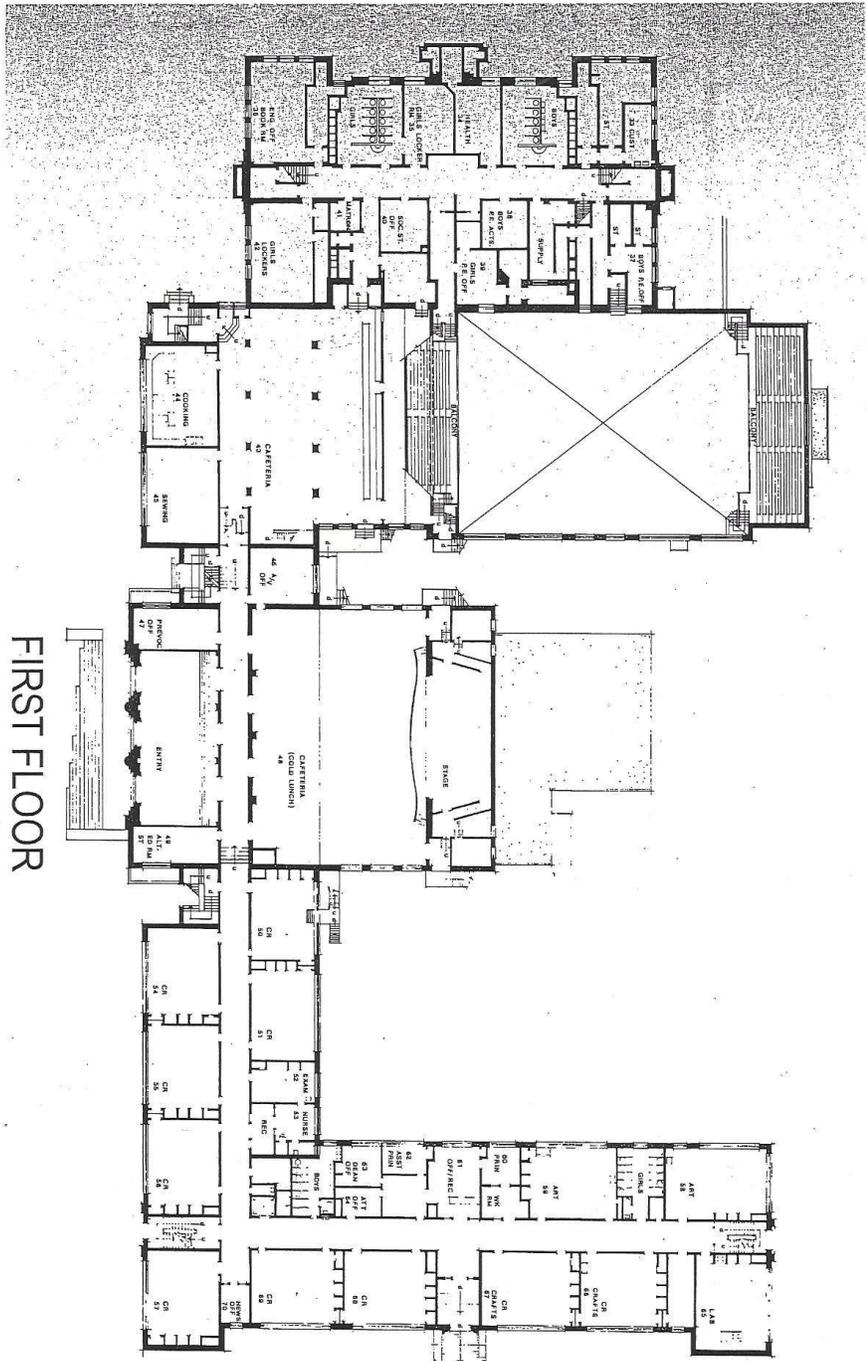
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6 yens



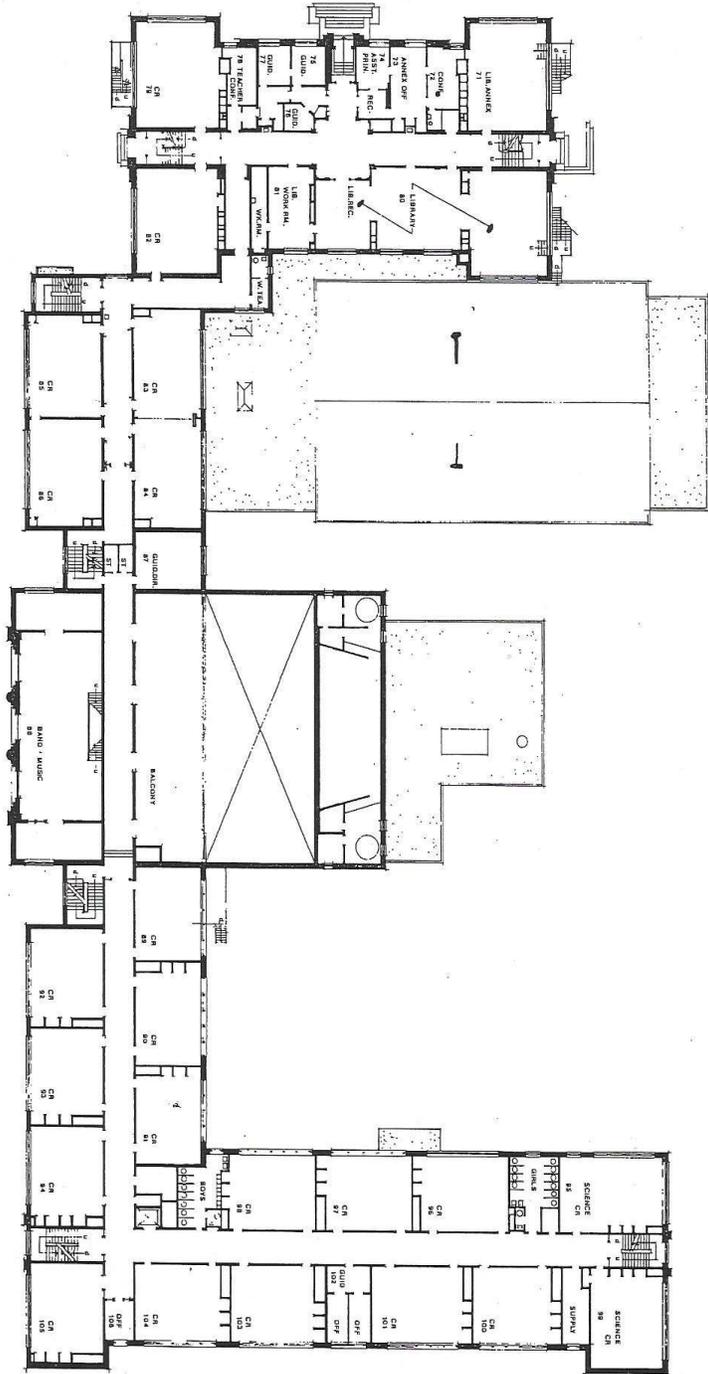
BASEMENT

Former Woonsocket  
 Middle School  
 357 Park Place  
 Woonsocket, Rhode Island 02895



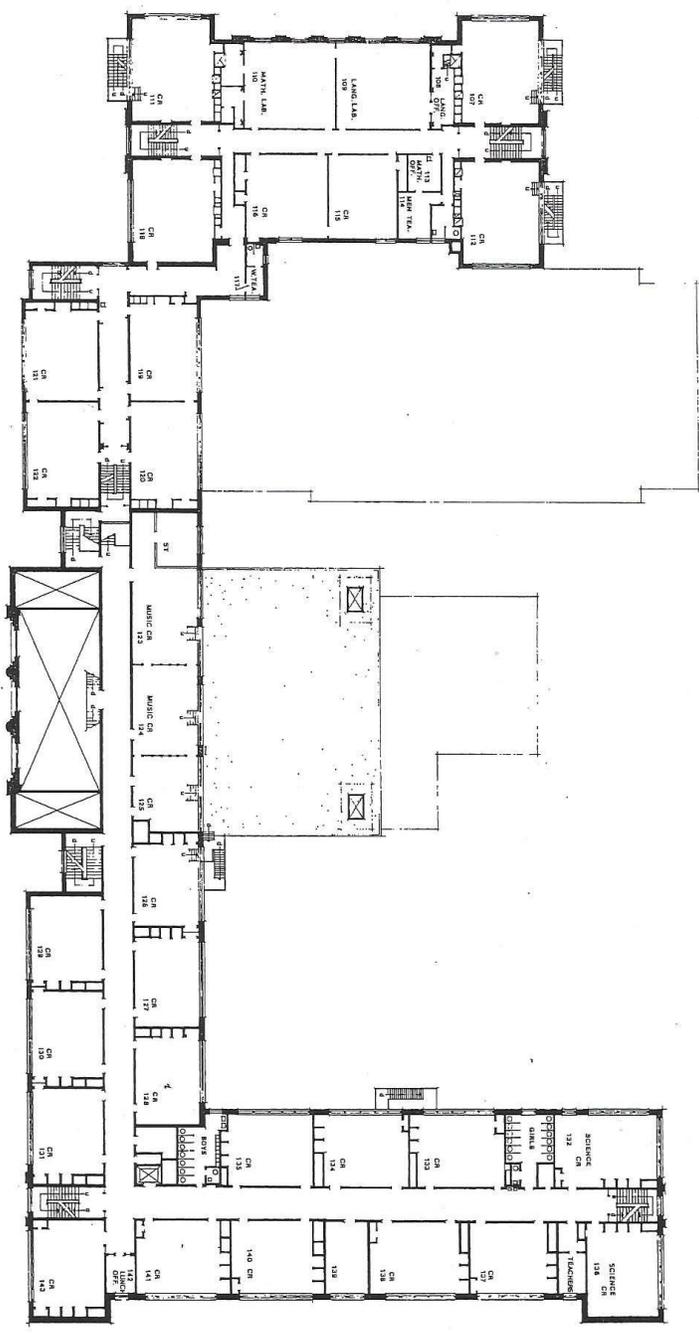
FIRST FLOOR

Former Woonsocket  
Middle School  
357 Park Place  
Woonsocket, Rhode Island 02895



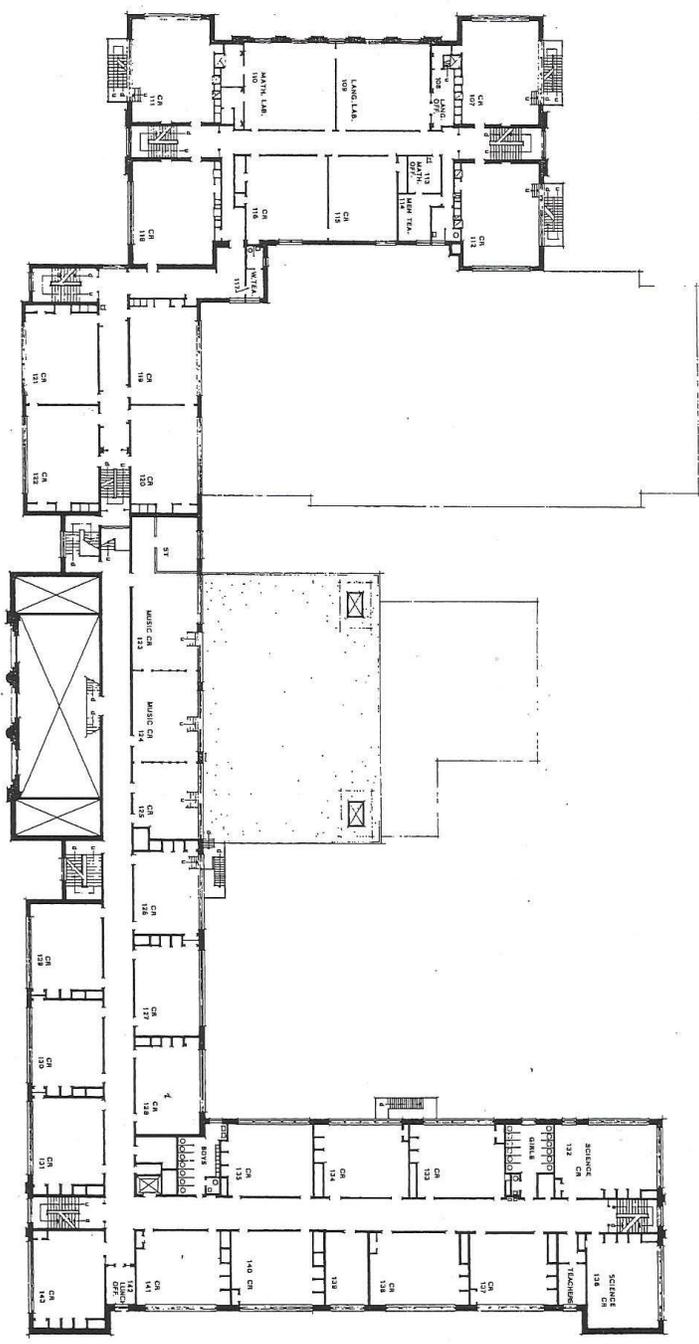
SECOND FLOOR

Former Woonsocket  
 Middle School  
 357 Park Place  
 Woonsocket, Rhode Island 02895



THIRD FLOOR

Former Woonsocket  
 Middle School  
 357 Park Place  
 Woonsocket, Rhode Island 02895



THIRD FLOOR

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