

**REQUEST FOR PROPOSALS  
N.B. BORDEN ELEMENTARY SCHOOL  
FALL RIVER, MASSACHUSETTS**

**1. DESCRIPTION OF THE OFFERING**

The City of Fall River is offering the N.B. Borden Elementary School property located at 45 Morgan Street Fall River, Massachusetts 02720 for sale, rehabilitation and/or reuse by qualified proposers. Maps of the area are attached as Exhibit 1.

The City of Fall River invites proposals detailing the purchase, rehabilitation and/or re-use of this property. The City seeks proposals that will complement and enhance the neighborhood and area business district.

The N.B Borden Elementary School is located at 45 Morgan Street, in the Central section of the City of Fall River. This two-story building, with approximately 19,087 square feet was constructed in 1868.

Situated on the banks of scenic Mount Hope Bay and Taunton River, Fall River is a city with a rich history and many attractions. Once known as the "Textile Capital of the World," Fall River traces its origins to the Plymouth Colony when settlers purchased land in 1659 from the Wampanoags, a Native American tribe.

The City of Fall River is located in Bristol County, Massachusetts. The city sits about 46 miles south of Boston, 16 miles southeast of Providence, Rhode Island, 12 miles west of New Bedford and 10 miles south of Taunton. It is bisected by route 195 and route 24 allowing for easy travel to surrounding cities.

**2. INFORMATION RELEVANT TO THE OFFERING**

As part of its ongoing economic development, the city has designed a plan to develop and reuse Public School buildings that have closed.

The city will, through a request for proposals, invite qualified individuals and or/entities to propose a rehabilitation and/or reuse of the property for evaluation. The City will then, after review, award the sale of the property to the proposal which offers the best value to the City based on both economic and non-economic criteria. .

**3. PROPERTY CHARACTERISTICS**

**Zoning**

The parcel is currently zoned as Sec. 86-149 A-Z apartment district. See attached Exhibit 2 for description.

Zoning variances and special permits are available for acceptable land use plans.

**Site**

The parcel is 43,170 SF. It is abutted on the North side, Morgan Street, South side, Residential Buildings, East side, Whipple Street and West side, Ridge Street. The building has three access points. See Exhibit 3 for aerial view.

## **Building**

This two-story building, with approximately 19,087 square feet was constructed in 1868. The exterior façade of school was constructed with a red running brick veneer. The interior supports are wood with lath and plaster surfaces. The building has a small cafeteria/gymnasium with no kitchen.

See Attached Exhibit 4, a picture of the property, and Exhibit 5, schematics of the building.

## **Existing Conditions**

The exterior windows and trim are wood and have visible peeling paint, which possibly could contain lead. It's assumed that the pipe/boiler insulation and floor tiles observed contain asbestos. The asphalt roof and rain gutters/leaders have visible evidence of deterioration with potential risk for extensive leaks. The concrete and asphalt surrounding the school is in bad condition.

The condition of this building is poor. The building and property are being sold "as-is" with no warranty as to condition.

## **Mechanical Systems & Utilities**

There are two gas-fired boilers (1 operational) that supply steam heat to the building. The building has a 400 amp electrical service.

The building does not contain sprinklers or emergency generator or air conditioning and is not ADA compliant. The building's fire and security alarm system have been updated.

## **4. PURCHASER/DEVELOPER SELECTION PROCESS**

### **Instructions for Submitting Proposals**

Ten (10) copies of the proposal, plus one unbound copy suitable for reproduction, must be received no later than 11:00 a.m. on /2011, by and to the Attention of: Arlene Robinette Office of the Purchasing Agent, One Government Center, Fall River, Massachusetts 02722. The proposals must be submitted in a sealed package or envelope. To avoid premature opening, bidders shall label the exterior package or envelope: N.B. Borden Elementary School Proposal. Proposals will be publicly opened at that time, with the name of each proposer and the purchase price recorded. Proposals become public information when they are opened.

The City of Fall River reserves the right to accept or reject any and all proposals, whichever is deemed to be in the best interests of the City of Fall River. A proposer may correct, modify or withdraw a proposal by written notice received by the City of Fall River's Purchasing Agent prior to the time and date set as the deadline for submission of proposals. No proposal received after the time fixed for receiving them shall be considered; such proposals shall be returned unopened.

Questions concerning proposal requirements or other matters must be submitted in writing to Arlene Robinette, Purchasing Agent, City of Fall River, One Government Center, Fall River, MA 02722. Questions will be accepted only up to 4:00 p.m. on . A summary of all questions and answers will be sent to all prospective bidders on or before . If warranted by the volume of questions received, an interim summary of questions and answers will be mailed to all prospective bidders.

### **Walk-Through**

A walk-through of the building, will be held on 12/13/2011 at 11:00am-1:00pm. The walk-through will begin at the Morgan St. entrance to the School. All prospective bidders, or their designated representative, are permitted to attend this meeting.

**The following meanings are attached to the defined words used in the RFP**

- A. The word “Purchaser/Developer” means the person, firm or corporation submitting a proposal on these specifications or any part thereof.**
- B. “Minimum Evaluation Criteria” means the criteria for determining responsiveness and responsibility considered to be essential to satisfactory completion of the project.**
- C. “Comparative Evaluation Criteria” means the criteria for determining the relative merits of both the proposed plans and the proposed purchaser/developer.**

**Evaluation Criteria**

**Minimum Evaluation Criteria**

**Proposals that do not meet the minimum evaluation criteria are excluded from further consideration.**

The Proposal must include the following information and attachments, clearly identified and indexed

*a of Re-Use Concept.* Proposer must include a general description of the re-use concept, including a list of proposed building use(s) and discussion regarding how the proposed use(s) will complement and enhance the community and neighborhood.

*b. Developer Credentials.* Credentials of the developer and development team including identification and description of prior experience with restoration, redevelopment or reuse of properties.

*c Developer Resources.* Evidence that the developer has adequate financial resources to complete the project, sufficient staff resources and prior experience in undertaking projects of comparable size and character.

*d. Marketing Information.* Although not required, prospective bidders are encouraged to submit a marketing plan and/or market analysis of the proposed use(s) to facilitate a more thorough review of the proposal.

*e. Schedule for Project Implementation.* A proposal for completion of the project must be submitted. The proposal for project completion must include the schedule for completion of project milestones such as, but not limited to, execution of the Purchase and Sale Agreement; completion of site and building redevelopment plans; submission of those plans and associated application forms to Fall River Historical Commission, Fall River Planning and Zoning Board, Fall River Board of Health, the Fall River Building Department and other local and state permitting agencies as necessary; submission of application for Federal Tax Investment Credit, if developer intends to pursue same; anticipated date for receipt of building permit; start of construction; and completion of construction. Note that the Purchase and Sale Agreement will incorporate the Schedule for Project Implementation and provide for penalties for the developer’s

failure to adhere to said schedule. Under no circumstance shall purchase and sale agreement be executed later than February 28, 2011 with a close date on March 30, 2012. The Purchase and Sale agreement may provide, however, that the selected proposer be permitted a period of no greater than 180 days to obtain necessary permits and approvals prior to conveyance of the fee in the property.

f. A Signed Affidavit of Non-Collusion (see attached form)

g. Tax Certificate. A certificate of tax compliance, by the respondent per M.G.L. 62CS,49A, certifying that the Purchaser/Developer has complied with all laws of the Commonwealth of Massachusetts relating to taxes signed and dated by the respondent.

h. Disclosure of Beneficial Interest. A real property disclosure statement, by the respondent per M.G.L. CH.7 Sec.40J stating purpose for disclosure of a transaction relating to real property, signed and dated by the Purchaser/Developer.

### **Comparative Evaluation Criteria**

**The following criteria will be used in the review of the proposals submitted and the selection of the successful Purchasers/Developers. The criteria set forth below will be evaluated as Highly Advantageous, Advantageous, and Less than Advantageous. These criteria will be used in addition to the minimum criteria and cost when awarding the contract.**

#### Site Development Proposal

Highly Advantageous-detailed site development proposal to include a listing of types of tenants, building design type and lot improvements to be completed with an estimated cost breakdown and schedule for all phases of the construction. Such cost estimated for proposed improvements should be prepared by a Massachusetts certified architect, professional engineer or construction estimator.

Advantageous-conceptual site development proposal with an estimated cost breakdown and time table for all phases of construction, includes a questionable schedule and/or cost estimates for improvements as prepared by the development team.

Less than Advantageous- Incomplete development proposal and/or cost estimates

#### Developer Credentials

Highly Advantageous-The respondent has provided verifiable evidence of having successfully completed at least 4 or more similar rehab/new construction projects in terms of use, size and cost within the past ten years.

Advantageous- The respondent has provided verifiable evidence of having successfully completed at least 2 similar rehab/new construction projects within the past ten years.

Less than Advantageous-The respondent has not provided verifiable evidence of having successfully completed at least two similar rehab/new construction projects within the past ten years.

#### Compatibility and/Beneficial Reuse

Highly Advantageous-Proposed reuse is compatible with other used in the neighborhood and beneficially reuses the building or parcel in light of the surrounding used and neighborhood needs.

Advantageous-Proposed reuse is in harmony with the overall zoning scheme and does not require significant relief from zoning for its overall development.

Less than Advantageous- Proposed reuse requires significant relief from the zoning requirements and or special permits and is not in harmony with the existing uses or needs of the area.

#### Price Proposal

Highly Advantageous-Highest price offered

Advantageous-Price more than minimum

Less than Advantageous-Minimum price offered

#### **Proposal Evaluation Procedure**

Proposals will be reviewed by the Real Estate Committee of the Fall River City Council, (“Real Estate Committee”). The Real Estate Committee will do a comparative review of each of the proposals based upon the submission criteria identified in the RFP and select the most advantageous proposal. The Real Estate Committee will submit a report of their findings and recommendations. The City of Fall River reserves the right to accept or reject any and all proposals, whichever it deemed to be in the best interests of the City of Fall River.

#### **5. CONDITIONS OF SALE**

The City of Fall River will execute a Purchase and Sale Agreement with the selected purchaser/ developer specifying final sale conditions. These conditions may include, but shall not be limited to:

(1) conditions and restrictions as specified by the City in this RFP and/or as specified in the development proposal and agreed to by the proposer;

(2) a mutually agreeable schedule for (a) submission of final plans and specifications for the

rehabilitation or reuse work, (b) submission of evidence satisfactory to the City that the developer has secured the financing necessary to proceed with and complete the project, (c) start and completion of the work, (d) City Meeting action on the proposed rezoning (e) transfer of title;

(3) submission, at the time of closing, of Performance Bond in the amount of \$100,000 or at least equal to one hundred percent of the bid price, whichever is greater. The performance bond must secure the bidder's completion of the project within the agreed-upon schedule. Bidders are advised that failure to adhere to the schedule will result in the City requiring payment under the bond;

(4) Within the time frame specified in the Purchase and Sale Agreement, the purchaser/developer and the City of Fall River shall execute documents effectuating the transfer of title. If said transfer does not occur within the time period prescribed in the Purchase and Sale, the City of Fall River may, at its discretion, (1) extend the period of time prescribed for transfer of title, or (2) cease negotiations with the selected purchaser/developer and commence negotiations with the next highest bidder amongst the qualified proposers, or (3) reject all proposals.

(5) Subject to statutory compliance any term or condition contained in this RFP may be waived or modified by majority vote of the Fall River City Council.

## **LIST OF EXHIBIT**

- 1. Assessor's Key Map**
- 2. R-8 Zoning Code Description**
- 3. Picture of the Property**