



Winslow Jr. High School RFQ

Request for Qualifications

Expression of Interest

Re-use and Re-Development of the Junior High School Building and Property

6 Danielson Street, Winslow, ME 04901



June 14, 2017

The Town of Winslow, Maine seeks expression of interest and evidence of qualification to re-develop the Winslow Junior High property. Located at 6 Danielson Street, in Winslow, the property includes a public junior high school and is designated on the Town's Tax Assessor's Map #18 Lot #64. The use of the school will be discontinued by the town at the end of the 2019/2020 school year.

Sealed proposals shall be received by the Town Manager, 114 Benton Avenue, Winslow, ME 04901, until 3:00 p.m., Thursday, August 24, 2017, at which time they will be publicly opened. Proposals shall be submitted in a sealed envelope plainly marked on the outside **“Re-Development of the Winslow Junior High School Property.”**

Potential proposers and their contractors, architects, engineers, etc. are free to view the property by contacting Town Manager Michael Heavener at mheavener@winslow-me.gov and scheduling a site visit.

GENERAL INFORMATION

The disposal of this real estate shall be on the basis of a negotiated proposal, with the Town of Winslow reserving the right to refuse any and all proposals. All proposers are advised that the property will be sold “as-is” and “where is,” in its existing condition, with no warranties to be expressed or implied. The Town disclaims any and all responsibility for injury to proposers, their agents or others while examining the property or at any other time. The property will be conveyed by quitclaim deed.

Any and all improvements made to said property must be done in accordance with existing Town Codes and Ordinances.

BACKGROUND

The Town requests qualifications from developers and institutions with interest in re-use and re-development of the Winslow Junior High School property. The property is of historic value to the Town.

In addition to the Uses Considered and other criteria for selection of a development team, the general terms for this real estate transaction include:

- Zoning. Rezoning of this property may be considered to support the town preferred development program.
- Property Sale Price. Selling the property below fair market value may be considered to support the town preferred development program.
- Other Town Incentives. Tax Increment Financing may be considered to support the town preferred development program.

Interested parties are asked to submit a concept development and re-use narrative, general project budget with projected funding sources, development timeline, and development team

qualifications and financial capabilities. This RFQ does not require detailed architectural drawings or development pro formas.

Based on the relative strength of the development teams and the proposal narratives, the Town will select no more than three (3) of the top-tier, financially viable development teams to present full proposal packets through an invitation only Request for Proposals (RFP.)

In preparing responses to this request, respondents are directed to the AOS92 webpage that contains material on the Junior High School at:

<http://jhsfuture.aos92.org/#TOC-Why-is-Winslow-considering-changes-to-the-Junior-High-School->

USES CONSIDERED

I. Generally

Re-use of the Junior High School building and property is intended to support and enhance the integrity of the surrounding neighborhood. Proposals for re-use of the property will show consistency with this intent by sensitively preserving the building and introducing new uses, occupants, and improvements that contribute to and not detract from the character and vitality of the area.

II. Existing Zoning

The existing Mixed Use zoning district promotes uses, residential density, and development forms consistent with the existing neighborhood character. The Town will, however, entertain use proposals that are not consistent with the Mixed Use zone, understanding that sale of property would be contingent on the proposer applying for and receiving a zone change consistent with the proposed use(s).

III. Uses Encouraged

The following uses are specifically encouraged to compatibly add value, vitality and interest to the Junior High School building and neighborhood.

- a. Educational and research institutions;
- b. Community uses;
- c. Publicly accessible and maintained open space and play features;
- d. Residential dwelling units;
- e. Low impact, low traffic commercial uses providing amenities and/or products focused on serving neighborhood clientele; and,
- f. Creative mix of uses that protect and enhance the character and vitality of the neighborhood.

IV. Uses Discouraged

The following uses are strongly discouraged:

- a. Higher intensity commercial, industrial, and/or institutional uses that include large amount of traffic, parking, and, external impacts;
- b. Transient residential uses such as hotels and hostels.

Note: All respondents should investigate legal and zoning requirements for proposed projects prior to submission of proposal. The Town's Code Enforcement officer can be contacted at (207) 872-2776 ext 5207.

PROCESS OUTLINE

- I. Submissions will be reviewed for completeness.
- II. Town Staff and the *Junior High Building Committee* will review the submissions and select a final list of not more than 3 qualified proposers.
- III. The 3 qualified proposers will be presented to the Winslow Town Council for approval.
- IV. Upon approval by the Town Council, an RFP document outlining specific project details and submission requirements will be sent to the pre-qualified interested parties.

Please be advised that responding to this inquiry will not ensure that your firm is placed upon the final Proposers List. However, failure to respond will eliminate you from the list. The selection of bidders on the final Proposers List will be based upon a detailed evaluation of these responses, and will be chosen in the best interests of the Town of Winslow, Maine according to the following criteria:

CRITERIA

- I. Use 50% Weight**
The uses described in the conceptual development and re-use narrative are consistent with the encouraged uses summarized in the Uses Considered section above; and,
- II. Financial Strength and Experience of the Development Team 50% Weight**
The Development Team has the experience, financial capacity and a proven track record to confidently achieve the goals and program(s) described in the *conceptual development and re-use narrative*.

SUBMISSION INFORMATION

- I. Development Narrative – Provide a concept development and re-use narrative, general project budget with projected funding sources, and development timeline. The proposed uses, unit counts, and nature and extent of occupation of the Junior High building and site must be included. Sketch level drawings may be useful to augment this information but

are not required. This RFQ does not require detailed architectural drawings or development pro formas.

- II. A complete description of the structure of your team, including administration and project management team as well as major shareholders.
 - a. Developer – Name, address, telephone, fax number of the proposed.
 - b. Owner/developer and the name(s) of an alternative contact person(s).
- III. Developer Capacity – Identify the qualifications and experience of the development team for the project including a list of previously completed projects similar to the proposed project. This may include key staff of the developer, architect, general contractor and future property management.
- IV. A list of current projects, with a brief description of type, and expected completion dates.
- V. A list of not less than two recent (within the past five years) client references for similar size or complexity of project, complete with names and contact information (phone and email ideally), and date of project completion.
- VI. Evidence of financing capability sufficient to undertake a project of this scope, including a letter of reference from a Financial Institution.

Reservation of Rights

The Town reserves the right to waive any informalities in proposals, to accept any proposal or portions thereof (Proposers are advised to note this and quote accordingly) and to reject any or all responses should it be deemed for the best interest of the Town to do so. The Town reserves the right to substantiate the Proposer's qualifications, capability to perform, availability, past performance record and to verify that the proposer is current in its obligations to the Town, as follows:

The successful bidder shall agree to defend, indemnify and save the Town harmless from all losses, costs or damages caused by its acts or those of its agents, and, before signing the contract, will produce evidence satisfactory to the Town of coverage for General Public and Automobile Liability insurance in amounts not less than \$400,000 per person, for bodily injury, death and property damage, protecting the contractor and the Town, and naming the Town as an additional insured from such claims, and shall also procure Workers' Compensation insurance.

All materials and equipment used as well as all methods of construction and/or demolition shall comply at a minimum with any and all Federal, OSHA, State and/or local codes, including applicable municipal ordinances and regulations.