

## **Request For Proposals**

### **South Street School, 73 South Street, Ware, Massachusetts**

The Town of Ware is seeking proposals from any party interested in the purchase of a former municipal building located at 73 South Street, originally constructed as a school and more recently used as a municipal office space and district court. Constructed in 1900, this wood framed brick building consists of a full basement and three floors above grade with approximately 35,500 square feet of space. The building is situated on 4.5 acres of land near the center of Ware and adjacent to office and medical uses including Bay State Mary Lane Hospital. The property is located in the Suburban Residential Zoning which allows several uses including office space and multifamily housing. The property is further described by the attached survey and deed references.

Selection under this request will be based on the proposal which best meets the needs of the community and provides the best public benefit, as determined by a review of the final use designated for the property by the buyer, to provide for the following:

- Physical improvement of the property
- Economic stimulus to the town including job creation
- Architectural significance of the completed project

The Building has been the subject of two feasibility studies. These are available for review on the Town website, [www.townofware.com](http://www.townofware.com).

The property will become available for purchase on or after September 1, 2017. Questions regarding this proposal may be made in writing to the Town Manager, 126 Main Street, Ware, MA 01082, or by telephone at (413) 967-9648 x100. Appointments for viewing the site and building may be arranged with the Town Manager.

Proposal response forms are available from the office of the Town Manager but are not required. Responses, which do not contain the required information, may be corrected as to form only. The Town reserves the right to accept or reject any proposals made under this request. All proposals must identify the name, address and telephone number of the person and/or the organization making the proposal and a detailed description of the proposed use of the property. All building and/or zoning permits required for the proposed use of this property will be the responsibility of the successful proponent.

Sealed proposals will be accepted in the office of the Town Manager, 126 Main Street, Ware, MA 01082 until 11:00 a.m. Friday, July 21, 2017, at which time they will be publicly opened. The Board of Selectmen reserve the authority to review each proposal and to determine which, if any, is in the best interest of the inhabitants of the Town of Ware.

**PROPOSAL RESPONSE FORM**  
**Town of Ware**  
**Purchase of 73 South Street**

Name of Proponent \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Street Address \_\_\_\_\_

Town, State, Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Proposed purchase price      \$ \_\_\_\_\_

Proposed use of property \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Attach additional sheets as required)

**Please attach a detailed statement of the public benefit provided by your proposal as well as a concept design sketch of the final project as proposed in this response.**

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Proponent

\_\_\_\_\_  
Title (if any)

**Proposals must be received at the office of the Town Manager, 126 Main Street, Ware, MA 01082 at or before Friday, July 21, 2017 at 11:00 a.m.**

**Questions concerning this proposal may be directed to the Town Manager at (413) 967-9648 x100.**

## **Minimum Criteria and Conditions**

1. The property shall provide income to the Town in the form of taxes or Payment in Lieu of Taxes (PILOT) equal to the taxes otherwise payable on the property.
2. Environmental Testing and Survey shall be at the expense of the buyer.
3. Non-collusion form
4. Tax Status form – Certification of compliance
5. Selected proposer will be required to submit a disclosure of beneficial interests to DCAMM as required by MGL c. 7C, section 38.
6. The project meets the requirements of the Ware Zoning Bylaw.

### Other considerations/guidelines

1. The Town prefers that the property contribute to the local economy.
2. The property is adjacent to Mary Lane Outpatient Center. Proposals are preferred for uses that will enhance and sustain that use.
3. The Selectmen will consider proposals that include demolition of the South Street School. The Town's Demolition Delay bylaw process with the Historical Commission would be followed. The Town is willing to obtain a Demolition Permit.
4. Proposed purchaser must demonstrate ability to finance and complete the proposed development.
5. Project is architecturally consistent and appropriate with the neighborhood.
6. Closing shall occur within four months of the award date. The proposed redevelopment of the site shall be completed within two years.

*Selection criteria for the sale of South Street School Building are as follows. Please describe how the future use of the building will meet the criteria.*

### **Ratings**

- Highly advantageous
- Advantageous
- Not advantageous

### **Evaluation criteria**

**#1. Will provide a financial benefit to the community, in terms of actual cash payment to the town for the sale of the property.**

Highly Advantageous - Payment equals more than \$200,000.

Advantageous - Payment is between \$100,000 to \$200,000

Not Advantageous - Payment equals less than \$100,000.

**#2. Will provide an economic stimulus to the town.**

Highly Advantageous - The proposal meets the requirements of the zoning district and provides for

- (a) Business uses such as office or elder care facility , or
- (b) provides needed housing as recommended in the Master Plan; and
- (c) job creation.

Advantageous - The proposal provides for housing such as senior housing and includes job creation.

Not Advantageous – The proposal meets the requirements of the district but does not provide for commercial, cultural, or office uses and does not provide for housing

**#3. Will positively impact the neighborhood.**

Advantageous – The site is used for growth of community needs and economy. The site plan includes landscape improvements, signage, and lighting that match the neighborhood’s character or present an upgrade to the area.

Not Advantageous – The proposed site plan offers no or minimal improvements to the landscape and neighborhood.

***The most advantageous proposal from a responsive and responsible proposer, taking into consideration price and all other evaluation criteria set forth in this solicitation, will be selected.***