



**REQUEST FOR PROPOSALS #840 FOR
LONG TERM LEASE
OF REAL PROPERTY KNOWN AS
GLADDING BUILDINGS
205 AND 211 THAMES STREET,
BRISTOL, RHODE ISLAND**



April 2016

TOWN OF BRISTOL
REQUEST FOR PROPOSALS
PROPERTY FOR LONG TERM LEASE
RFP NO. 840

Land and buildings known as

The Gladding Buildings

located at 205 and 211 Thames Street

and listed as

Assessor's Plat 10 Lots 14, 15, 20, 69, and 72

These historic buildings are being offered **AS IS**.

The lease price and the lease term, up to 99 years, is subject to negotiation.

The buildings cannot be demolished or altered significantly.

The building & premises may be inspected
May 4, 2016 at 2:00 o'clock PM and
May 6, 2016 at 10:00 o'clock AM

Specifications including the conditions of sale may be obtained and proposals **MUST** be filed at the Office of the Town Clerk, 10 Court Street, Bristol, RI 02809 by 12 noon on May 25, 2016. Proposals must be sealed and clearly marked on the outside with the subject matter, RFP number, and the due date. The Town Council reserves all rights to reject any and all proposals, or any part thereof, or to go on the open market when is deemed to be in the best interest of the Town.

LOUIS P. CIRILLO, CMC

TOWN CLERK

REQUEST FOR PROPOSALS
FOR LONG TERM LEASE OF 205 and 211 THAMES STREET
“GLADDING BUILDINGS”

1. Introduction:

The Town of Bristol (the Town) is requesting proposals from qualified proposers to long term lease both of the buildings known as “The Gladding Buildings” located at 205 and 211 Thames Street, Bristol, Assessor’s Plat 10, Lots 14, 15, 20, 69, and 72. The property is located on the west side of Thames Street within the Bristol Historic District and the Bristol Waterfront National Register Historic District. 205 Thames is two stories plus attic space, with 1,030 square feet on each floor including the attic, for a total of 3,090 square feet. 211 Thames is two stories plus attic space, with 580 square feet on each floor, for a total of 1,740 square feet.

The Town is seeking proposals for the long-term lease of both of the buildings that demonstrate the highest and best use of the property as zoned Waterfront (W). Respondents should clearly illustrate the potential reuse of the property, including plans to maintain public access and preserve open space in keeping with the Town’s plan for open space and a public boardwalk along the shoreline and western portion of the property. Respondents need to perform their own due diligence with respect to zoning, building and historical issues.

Respondents should indicate how much land would be needed around the buildings to accomplish their intended redevelopment vision.

Rhode Island Historic Preservation and Heritage Commission has determined that the buildings are contributing to the historic district and cannot be demolished or significantly altered on the exterior. However, the proposal must include exterior restoration, retaining as much original historic fabric as practicable.

A study was completed describing the existing conditions of the building which is available on the Town of Bristol web site at <http://www.bristolri.us/DocumentCenter/View/571>.

Property is located in the VE (EL 14) Flood Zone. Respondents will need to comply with relevant flood zone regulations. Variances may be obtainable due to the historic character of the buildings.

Both buildings are serviced by public sewer and water.

The proposal should define renovation plans together with a timeframe for completion. The award will be partially based upon the proposed plan for development in addition to the price. See Section 3 below for more information on the proposal evaluation criteria.

2. History and Description of the Premises:

John Gladding III built the structures located at 205 and 211 Thames Street in the mid-19th century, both of which represent the small-scale commercial buildings that once dominated Thames Street, an area bustling with shops, warehouses, and outfitters related to the maritime trades, fishing, and oyster harvesting. Originally part of the Rowse Potter wharf estate, Gladding purchased the properties and used them as his residence as well as his tin and iron shop. 205 Thames Street was built circa 1859, and 211 Thames Street was built shortly thereafter circa 1865. The structures are an integral part of the historic waterfront and provide insight into the Town of Bristol's pre-industrial economy. Historic uses of the properties consist of a saloon, fish market, cobbler's shop, grocery store, and residences.

The buildings sit on an approximately 24,500 square foot parcel on the west side of Thames Street along the Bristol Harbor. Surrounding properties consist of commercial retail and restaurant businesses, which is the predominant character of the immediate neighborhood.

The property is zoned Waterfront (W), which is a zone that allows a mix of residential, commercial, civic, service and recreational uses. Allowing a diverse range of uses provides great opportunity for the reuse of the Gladding properties.

The property is located within the local Bristol Historic District and the Bristol Waterfront National Register Historic District. Exterior alterations to the buildings will require review and approval from the Bristol Historic District Commission and the RI Coastal Resources Management Council.

205 Thames is two stories plus attic space, with 1,030 square feet on each floor including the attic, for a total of 3,090 square feet. 211 Thames is two stories plus attic space, with 580 square feet on each floor, for a total of 1,740 square feet. Both structures are simple wood frame construction clad partially with wood shingles and partially with other siding materials. Each structure has end-gable-roofs, low foundations, and retains many of the original 6/6 double-hung wood sash windows.

The buildings were altered in three distinct phases-one each in the 1930's, 1950's, and 1970's. During the 1970's, the roof of each building was replaced with an asphalt roof, baseboard radiators were installed, and the front doors and stairways to the second floors were reconfigured. During the same alteration period, the first floor open storehouse layout at 205 Thames Street was converted to an apartment with modern partitions.

Approval by Town Council

The Bristol Town Council must approve the long term lease of the property in accordance with the Town Charter and applicable State Law including but not limited to a public hearing.

3. Terms, Conditions, and Proposed Uses

The proposer shall undertake its own review and analysis (due diligence) concerning the physical and environmental condition of the premises, applicable zoning and other land use laws, required permits and approvals and other development, ownership and legal considerations pertaining to the premises, the lease agreement and the use of the premises, and shall apply for and obtain all approvals and permits required for the project with the consent of the Town.

No Town funds will be available to the leasee of the property. The Town will not make any repairs or improvements to the property prior to lease.

Proposers are urged to physically inspect the property prior to submitting a proposal. Under no circumstances will failure to inspect be considered grounds for a claim or grounds for a violation of the contract to lease.

Tours of the site will be conducted at 2:00 p.m. on Wednesday, May 4, 2016, and 10:00 a.m. on Friday, May 6, 2016. Interested proposers should meet at the site. A representative of the Town will be available to answer questions. *Proposers are advised to do their own due diligence and neither the Town nor any of its agents or representatives is responsible for representations made regarding the physical condition of the site.*

Additional inspections will be permitted for bone fide prospective proposers at dates and times to be determined and as agreed upon with the Town of Bristol.

The Town reserves the right to reject any and all proposals and to negotiate the terms and conditions of any proposal with any particular lessee. The Town also reserves the right to interview any or all potential lessees with respect to the proposals and to waive any error, or

informality or technical defect in the proposal. This request for proposals does not in of itself constitute an offer, but is rather an invitation to interested parties to submit offers.

The Town of Bristol, in evaluating each proposal, may consider (but not be limited to) the following factors:

- a. Price offered - The proposal may include financing contingency, but the Town may give more weight to cash offers;
- b. Intended property use;
- c. Renovation Plan;
- d. Construction Schedule;
- e. Financial strength of purchaser;
- f. Compatibility of the proposed use with the surrounding area;
- g. Public benefit of proposed use;
- h. Relative experience of the respondent in similar redevelopment projects.

The Town will consider offers to lease up to a term of 99 years. The buildings and surrounding leased area (to be established), is to be leased “as is”. It is the Town’s intention to maintain the western end of the property as open space with public access to Bristol Harbor and to support a public boardwalk along the shoreline. It is also the Town’s intention to retain riparian rights associated with this parcel within Bristol Harbor. The Town will work with the lessee to establish boundaries of the area to be leased that satisfy both parties’ needs.

The Lessee agrees to accept said property in its present condition. Furthermore, the property is being offered absolutely “as is”, “where is”, and “with all faults” as of closing without any representation or warranty whatsoever as to its condition, fitness for a particular purpose, except as specifically set forth in this proposal. The Town specifically disclaims any warranty, guaranty or representation, oral or written, past or present, express or implied, concerning the property, except as specifically set forth in this proposal. Lessee acknowledges that Lessee is offering for such property based solely upon Lessee’s own independent investigations and findings and not in reliance upon any information provided by the Town of Bristol or its agents or contractors except as specifically set forth in this proposal. Without limiting the foregoing, Lessee acknowledges that

the Town of Bristol has made no agreement to alter, repair, or improve any of the property. None of the information set forth in the property information materials or any other materials supplied by the Town of Bristol, its agents, employees or commissioners, encompasses conclusions of law; rather, that information is subject to the operation and effect of all applicable laws and legal consequences and to the legal rights of all persons and entities involved.

4. Submission of Proposals

Persons who desire to long term lease the subject property must submit ten (10) copies of their proposal and letter of intent to Louis P. Cirillo, Town Clerk, 10 Court Street, Bristol, RI 02809 on Wednesday, May 25, 2016 before 12:00 noon o'clock. Proposals must be submitted in writing in a sealed opaque envelope clearly marked "RFP# 840 FOR LONG TERM LEASE OF 205 and 211 THAMES STREET - Due May 25, 2016". Proposals will not be accepted after the stated date and time. The following information must be included with the proposal:

- a. Formal letter stating the offer for the long term lease of the subject property. The letter should clearly describe the terms of the offer, including but not limited to, price and description of all conditions to which the offer may be subject.
- b. Narrative explaining the proposed or intended use of the property, including requirements for parking, and any ancillary/accessory uses.
- c. Intended plans for renovation of the buildings at 205 and 211 Thames Street.
- d. Estimated schedule for any contemplated renovations with estimated completion date.
- e. A statement affirming that Lessee has the financial ability to complete the lease and renovation. Also, provide an affirmative statement consenting to provide representatives of the Town satisfactory evidence of Lessee's financial ability, upon request.
- f. Proposals submitted by corporations must be submitted with proper corporate resolution authorizing the proposal.
- g. A deposit of \$5,000 is required with each proposal in the form of a bank check or certified check made payable to the Town of Bristol.
- h. Non-profit organizations may submit a proposal using the same format provided herein, but need not include a deposit. No Town funds are available for such organizations.
- i. Proposal Form attached to this proposal.

5. Questions

All inquires, questions, and requests for information related to the property or related to the preparation of the response to the Request for Proposals should be directed in writing to Diane M. Williamson, Director of Community Development, Town of Bristol, 10 Court Street, Bristol, Rhode Island. Phone 401-253-7000 ext. 126. Email: dianew@bristolri.us

Responses, clarifications, or interpretations and any supplemental instructions or form, if issued, will be issued in the form of written addenda.

The Town of Bristol will not be responsible for, and proposers may not rely upon, any information, explanation or interpretation of the RFP rendered in any fashion except as provided in accordance with this RFP.



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.us
401-253-7000

PROPOSAL FORM

LONG TERM LEASE OF PROPERTY AT 205 and 2011 THAMES STREET, BRISTOL, RHODE ISLAND

Long Term Lease Price _____

Lease Terms _____

Signature of Proposer: _____

Printed Name: _____

Date: _____

Proposers Name and Address: _____

Proposal must also include all listed in the Request for Proposals. Proposals must be sealed and clearly marked with the subject matter, RFP number, and the bidding date. Proposals need to be submitted to the TOWN CLERK'S OFFICE, 10 Court Street, Bristol, Rhode Island by 12 noon on May 25, 2016.