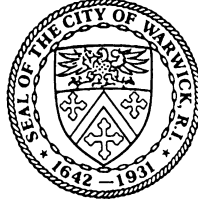


Francis Gomez  
Purchasing Agent



Frank J. Picozzi  
Mayor

**City of Warwick**  
Purchasing Division  
(Mailing address)  
3275 Post Road  
Warwick, Rhode Island 02886  
Tel (401) 738-2013  
Fax (401) 737-2364

The following notice is to appear on the City of Warwick's website Tuesday, March 21, 2023. The website address is <http://www.warwickri.gov/bids>.

**CITY OF WARWICK  
BID PROPOSALS REQUESTED FOR**

**RFP2023-415 Sale of the Former Nelson Aldrich Junior High School Property at 771  
Post Rd**

Specifications are available in the Purchasing Division, Warwick City Hall, Monday through Friday, 8:30 AM until 4:30 PM on or after Tuesday, March 21, 2023.

A non-mandatory tour of the site will be held on Tuesday, April 18, 2023 at 11:00 AM

Sealed bids will be received by the Purchasing Division, Warwick Municipal Annex, 65 Centerville Rd. Warwick, Rhode Island 02886, Suite D, up until **4:00 PM**, Monday, May 22, 2023. The bids will be opened publicly on the same day in Council Chambers at the Public Properties Committee meeting.

Awards will be made on the basis of the highest bid. Preservation of the building is strongly encouraged.

Please note that no proposals can be accepted via email or fax. The City reserves the right to reject any and all bids at its discretion.

Individuals requesting interpreter services for the hearing impaired must notify the Purchasing Division at 401-738-2013 at least 48 hours in advance of the proposal opening date.

**Francis M. Gomez**  
Francis Gomez  
Purchasing Agent

PLEASE COMPLETE ALL FORMS & SUBMIT WITH YOUR PROPOSAL  
BIDS SHOULD BE SUBMITTED WITH ONE (1) ORIGINAL AND ONE (1) COPY IN A  
SEALED ENVELOPE. EXTERIOR OF ENVELOPE SHOULD BE MARKED:

COMPANY NAME  
"BID PURCHASE OF ALDRICH SCHOOL"

COMPANY NAME: \_\_\_\_\_

COMPANY ADDRESS: \_\_\_\_\_

INCORPORATION NAME  
WITH RI SECRETARY OF STATE: \_\_\_\_\_

BIDDER'S SIGNATURE: \_\_\_\_\_

BIDDER'S NAME (PRINT): \_\_\_\_\_

TITLE: \_\_\_\_\_ TEL. NO.: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

**CITY OF WARWICK  
NOTICE TO BIDDERS**

Proposals received prior to the time of the opening will be securely kept, unopened. No responsibility will be attached to an officer or person for the premature opening of a proposal not properly addressed and identified. No proposals will be accepted via facsimile or email.

All sealed bids will be opened and read aloud by the City Properties Committee.

Should you have any questions, please contact Tom Kravitz, City Planning Director, Warwick Planning Department, City of Warwick, 3275 Post Road, Warwick, RI at 401-921-9683.

All proposals should be written in ink or typed. If there is a correction with whiteout, the bidder must initial the change.

Negligence on the part of the bidder in preparing the sealed BID proposal confers no rights for the withdrawal of the proposal after it is open.

The IRS Form W-9 available on [www.warwickri.gov](http://www.warwickri.gov) should be completed and submitted with the proposal if the bidder falls under IRS requirements to file this form.

The contractor must carry sufficient liability insurance and agree to indemnify and hold the the city against all claims of any nature, which might arise as a result of this effort to sell City property.

The successful bidder must adhere to all City, State and Federal Laws, where applicable.

## **INTRODUCTION**

The City of Warwick is seeking proposals for the adaptive re-use of the Nelson Aldrich Junior High School property.

Like many communities, Warwick has experienced a student population decline over the past several decades, and in the 2016-2017 school year, the City's existing three junior high and three high schools were consolidated. As a result, the Warwick Public School Department has returned the Aldrich property, which has tremendous mixed-use redevelopment potential, back to the City of Warwick.

The City's intention is to sell/lease the property and will consider proposals that are compatible with the surrounding area and meet the goals and criteria as outlined in this document and the City of Warwick Comprehensive Plan 2033, *21<sup>st</sup> Century Warwick: City of Livable Neighborhoods*.

All costs and responsibilities for surveying, environmental studies, and obtaining any and all necessary Municipal, State and/or Federal approvals, releases for any easements, covenants or any other restrictions on either of the subject properties shall be the responsibility of the applicant. The City will work with the successful developer to expedite any State and Local approvals that might be required. The successful bidder is responsible for conducting a comprehensive boundary survey and title search for the property.

The Aldrich property is zoned Residential A-7. Potential uses include, but not limited to:

- Incubator
- Market-rate, loft-style residential units
- Assisted living facility
- Multi-family units
- General office uses
- Services uses
- Limited indoor/outdoor recreational facility
- Restaurants (with or without liquor license)
- Retail
- Recreation center
- Charter schools, day care facility, etc.
- Limited light industry, specifically, assembling and packaging of articles
- Or, a mixed-use development, with the above elements

This is an "As is" fee simple sale to the highest, sealed bidder. Should the highest bidder withdraw at any point in the process prior to closing, the City reserves the right to pursue a conveyance to the second highest bidder.

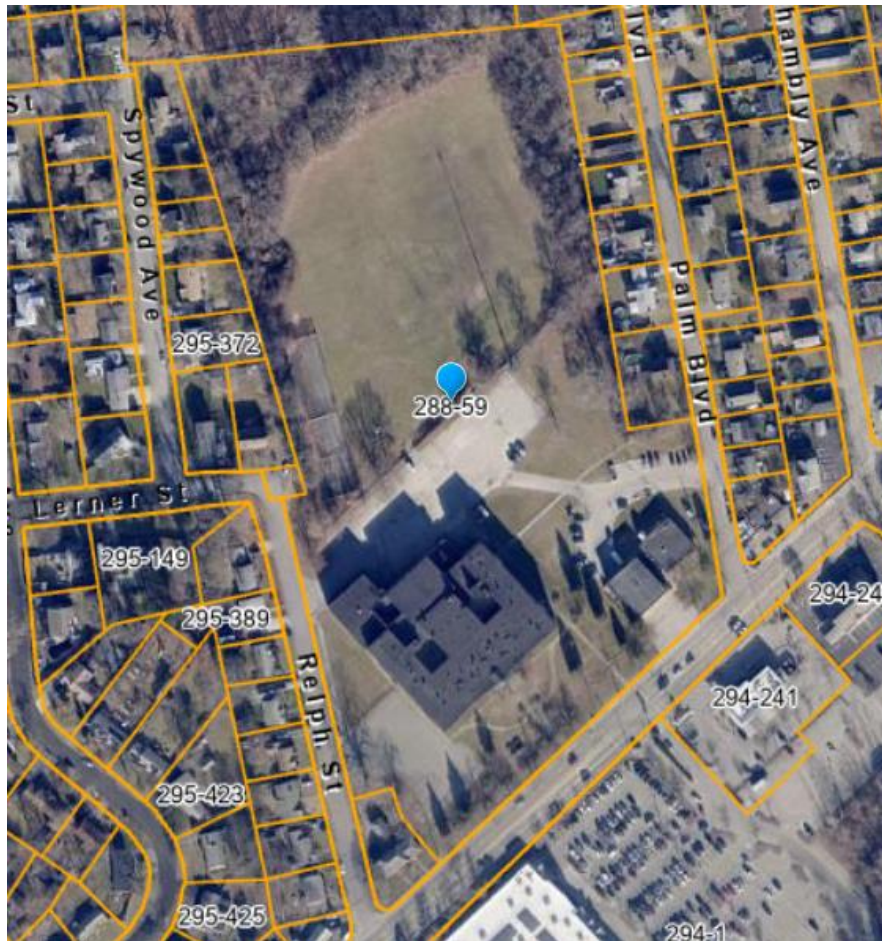
## **SITE INFORMATION**

### ***Location***

The property, located at 771 Post Road (Assessor's Plat 288, Lot 59), consists of +/- 11 acres and is bound largely by single-family residences to the immediate north and east, commercial properties to the south, and largely residential to the immediate west. Fire Station #2 directly abuts it to the east, and the former Christopher Rhodes Elementary School, which is being converted to a single family subdivision, to the north. Existing vehicular access is on the western side of the property, via Relph Street. Walmart directly across the street to the south.

### ***Existing Use***

The property includes athletic fields, and a three-story, 122,011 sf building, including an addition constructed in the 1990s. It has been used as public secondary school since its construction in 1934.



### **Environmental reports / Asbestos Abatement**

Hazardous materials assessments are available for the property. See enclosed GZA Geo Environmental, Inc., report.

## **TERMS, CONDITIONS AND REQUIREMENTS**

- Any development application for the property shall only occur after conveyance from the City.
- Redevelopment of the site must include a public recreational component equivalent in value to the existing tennis courts on the site. The courts were established in 1979 with Federal funding and are administered today through RIDEM as what is known as the 6F program.
- The City assumes no liability for any fees, costs or expenses incurred in connection with the preparation and/or submission of the bid response by the applicant, or for any other fees, costs or expenses incurred prior to the selection of an applicant.
- All information in this bid is believed to be complete and accurate. However, it is the applicant's sole responsibility to conduct its own due diligence and verify all factual statements contained herein.
- Indemnification Regarding Hazardous Materials: Release of the City of Warwick from any liability for any release, discharge or existence of any hazardous materials on the subject property.
- All costs and responsibilities for surveying, obtaining any and all necessary Municipal, State and/or Federal approvals, releases for any easements, covenants or any other restrictions on either of the subject properties shall be the responsibility of the applicant.
- The successful bidder is responsible for conducting a comprehensive boundary survey and "title search" for the property.
- All regulations and requirements for compliance with any and all proposed zoning uses can be found in City of Warwick Zoning Ordinance.
- Bidder shall submit a deposit of \$100,000. Highest bidder deposit shall be withheld and applied to the purchase price of the property. All other respondents' deposits shall be deposited by the City but then immediately repaid upon the City Council's formal acceptance of the highest bidder.
- Any applicant may withdraw their proposal at any time prior to the deadline established in the RFP. Those wishing to withdraw a proposal must provide a written authorization and/or acknowledgement signed by a corporate authority that the proposal is being withdrawn and that the City of Warwick is not held responsible for any damage as a result of the proposal withdrawal.

**CERTIFICATION OF CORPORATE AUTHORITY TO SIGN CONSENT**

I, \_\_\_\_\_ Certify that I am secretary of the corporation named in the attached bid: that \_\_\_\_\_ who signed said bid on behalf of the Contractor/Proposer was then \_\_\_\_\_ Of said corporation; that I know his/her signature; that his/her signature thereto is genuine and that said proposal was duly signed, sealed and executed for and on behalf of said corporation by authority of its governing body.

Signed under the pains and penalties of perjury,

\_\_\_\_\_ (CORPORATE SEAL)

\_\_\_\_\_ (Secretary)

\_\_\_\_\_ (Date)

**NON-COLLUSIVE AFFIDAVIT**

State of \_\_\_\_\_)

ss.

County of \_\_\_\_\_)

being first sworn, deposes and says:

That he/she is \_\_\_\_\_  
(an employee, partner or officer of the firm of, etc.)

The party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said Proposer or bidder has not colluded, conspired, connived or agreed directly or indirectly, with any bidder or person, to put in a sham bid or proposal or to refrain from bidding or proposing, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid / proposed price or affiant or of any bidder or Proposer, to or fix any overhead, profit or cost element of said bid price, or of that of any other bidder or Proposer, or to secure any advantage against the City of Warwick, Rhode Island, or any person interested in the proposed contract, and that all statements in said proposal or bid are true.

Signed under the pains and penalties of perjury,

Signature \_\_\_\_\_

Bidder / Proposer \_\_\_\_\_

Title \_\_\_\_\_

Subscribed and sworn to before

Me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public

My commission expires \_\_\_\_\_



**(PRICING SHEET WILL NOT BE CONFIDENTIAL. TO BE READ ALOUD BY THE CITY PROPERTIES COMMITTEE)**

**PROPOSAL AND CONTRACT FORM**

**LOCATION OF SPECIFICATION:** <http://www.warwickri.gov/bids>

**I. PROPOSAL:**

WHEREAS, the CITY OF WARWICK has duly asked for proposals and sealed bids for purchase of the former Aldrich Junior High School property.

This offer will remain open and irrevocable until the CITY OF WARWICK has accepted a bid for the property.

The bidder agrees that acceptance by the CITY OF WARWICK will transform the proposal into a contract. This proposal and contract will be secured by Bonds, if required by the specifications.

**PLEASE INDICATE THE PURCHASE PRICE BELOW**

771 Post Rd: \$ \_\_\_\_\_  
PRICE WRITTEN IN NUMBERS

771 Post Rd \_\_\_\_\_ DOLLARS  
PRICE WRITTEN IN WORDS

Verified at bid opening (mandatory requirement)

\$100,000 DEPOST SUBMITTED \_\_\_ Yes \_\_\_ No