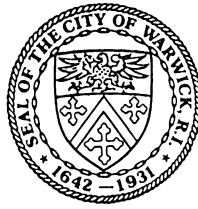


FRANCIS M. GOMEZ  
PURCHASING AGENT



FRANK J. PICOZZI  
MAYOR

**CITY OF WARWICK**  
PURCHASING DIVISION  
3275 POST ROAD  
WARWICK, RHODE ISLAND 02886  
TEL (401) 738-2013  
FAX (401) 737-2364

To: All Prospective Bidders

From: Francis M. Gomez, Purchasing Agent

Date: May 30, 2023

Re: **Bid2023-415 Sale for Former Nelson Aldrich Junior High School Property  
At 771 Post RD.**

**Addendum #2**

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Please be advised that the information provided comprises of Addendum #2.

**Extend last minute questions by 4:00pm May 30, 2023**

1. What is the total acreage for the property? **11.98 acres**
2. Are there any known wetlands on the property? **GIS does depict a wetland feature on the northern portion of the property.**
3. How many house lots per Acre do you think would be possible? **The A-7 zone district yields 7,000 square feet per single family house lot. There's also a multi-family provision in the zoning ordinance called PDR. It requires Planning Board and Council approval. A noteworthy reminder: Any application for development before the Planning Board and or Council can only occur after the property is conveyed to the selected bidder, not during a purchase and sales period.**
4. Do you have a plot plan for the property? **The City maintains a mapping site with many self-explanatory map layers. <https://www.axisgis.com/warwickri/>**

5. In your opinion, what would be the cost to demo the school building? **\$1,044,000 total demo including asbestos removal and disposal**
6. In your opinion, what would the cost for asbestos removal be? **\$190,690 asbestos removal and disposal only**
7. In your opinion, what would the cost be for any contamination issues, including environmental? **\$526,000 building and site demo and disposal.**
8. In your opinion, how many condos or apartments could be built within the existing building? **The parking requirement of 2 spaces per unit is likely a limiting factor. Respondents are encouraged to reference scaled drawings in the bid package.**
9. In your opinion, how many house lots could you create on the property, if you retain the building and do not demo it? **Three concepts are in the bid package (anywhere from 14 to 17 sf house lots). The amount of area available for development relates to the DEM 6F area as well. The successful bidder must provide publicly accessible recreation. A DEM 6F investment applied to the neighboring Rhodes School property. DEM approved a subdivision for the entirety of the property, however. To the City's knowledge, there are no title restrictions related to the public recreation but we feel it's proper to retain some form of public recreation on this property for the neighborhood.**
10. What is the zoning for the property? **A-7**
11. In your opinion, do you think that condos would be approved for this property? **I cannot say, as the ultimate decision rests with the City Council. That is an acceptable use, however, according to zoning generally.**
12. In your opinion, how many condos or house lots would the property accommodate, if the building is demolished? **Staff did not conceptualize this option.**
13. What would the process be to obtain a demo permit? **An architectural survey of the building will likely be required by the Rhode Island Historic Preservation and Heritage Commission. See highlighted RIHPHC letter in the bid package.**
14. Do you know if the building has any historical implications? **The building is not listed on a local or National Register.**
15. Do you know the approximate cost to upgrade the sprinkler system? **I do not but there is a sprinkler plan dated August 6<sup>th</sup>, 1974 listed in the bid package under "misc scans"**
16. Do you know the approximate cost to upgrade the existing fire alarm system? **I do not but there is a comprehensive fire alarm upgrade plan dated January 15, 2001 as part of the bid package.**

Sealed bids will be received by the Purchasing Division, Warwick Municipal Annex located at 65 Centerville Road, Warwick, Rhode Island 02886 up until 4:00pm, Monday June 5, 2023. The bids will be opened publicly on that same day in City Council Chambers at the Public Properties Committee Meeting at 6:30pm.

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

Thank you for your interest in this project.

