

PATRICIA A. PESHKA
PURCHASING AGENT



SCOTT AVEDISIAN
MAYOR

CITY OF WARWICK
PURCHASING DIVISION
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL (401)738-2013
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To: All Prospective Bidders

From: Patricia A. Peshka, Purchasing Agent

Date: March 29, 2017

Re: RFP2017-278 Sale/Lease for Reuse of Former Nelson Aldrich Junior High School Building & Property and/or Former Christopher Rhodes Elementary School Building & Property

Addendum #1

Please be advised that the information attached comprises Addendum # 1.

The bid opening will be held on Monday, May 15, 2017 at 11 AM in the Lower Level Conference Room.

Should you have any questions, please contact Richard Crenca, Principal Planner, Warwick Planning Department, City of Warwick, 3275 Post Rd., Annex, Warwick, RI at 401-921-9683.

Thank you for your interest in this project.

Patricia A. Peshka
Purchasing Agent



Scott Avedisian
Mayor

City of Warwick
Purchasing Division
3275 Post Road
Warwick, Rhode Island 02886
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Fax (401) 737-2364

Non-Mandatory Pre-Bid Minutes Tuesday, March 28, 2017

RFP2017-278 **Sale/Lease for Reuse of Former Nelson Aldrich Junior
High School Building & Property and/or
Former Christopher Rhodes Elementary School Building
& Property**

Location: The meeting was held in the Lower Level Conference Room


Present: Patricia Peshka, Purchasing Agent
Mary LaFontaine, Bid Specialist
Richard Crenca, Planning
Susan Baker, Planning
Diana Pearson, City Solicitor

Representatives: Hugh Fisher, HA Fisher Homes
Lynne Sweet, LDS Consulting Group
Dean Harrison, Women's Development Corp.
Barbara Sokoloff, BSA
Julie Nora, International Charter School
David Simon, Shorewood Real Estate Group
Jennifer Fonseca, DBVW Architects
Karissa Kuhns, DBVW Architects

This is a non-mandatory pre-bid conference. This bid requires a 5 percent bid bond to be provided in your sealed bid. The Certification & Warrant Form must be submitted with the bid. If any of these items are not adhered to, the bid will automatically be rejected.

The bid opening is Monday, May 15, 2017 at 11:00 AM. Any questions addressed during this meeting will be sent to each vendor via addendum.

Respectively submitted,


Patricia Peshka
Purchasing Agent

The City is open to considering all potential uses but we are not considering big box use.

There is the option to lease or purchase each individual property or both properties. No preference will be given if both properties are bid on.

Aldrich has 122,000 sq. ft. and is 3 storys high. Christopher Rhodes is 46,600 sq. ft. and is a single story.

The City's strong preference is to preserve the exterior of the Aldrich building. The City will entertain the demolition of the Rhodes building.

Both buildings have full utilities including oil.

Aldrich has had a lead inspection. Asbestos reports for both buildings are available in the Planning Department. Structural reports are not found, but some structural plans for both buildings are available for review in the Planning Department.

Both properties are zoned A7 residential. The Council would need to approve any changes. The distance between Aldrich and the new property line at the Fire Station is 79'.

Contact the Community Development Department to determine if local funds for housing uses are available.

Please note that if the bidder is leasing the property, the successful bidder must provide the City of Warwick with an original certificate of insurance for general liability in a minimum amount of \$1 million. The certificate of insurance must name the **City of Warwick as the additional insured** and so stated on the certificate with the bid name and bid number. It is the vendor's responsibility to provide the City of Warwick with an updated certificate of insurance upon expiration of the original certificate.

Should you have any questions, please contact Richard Crenca, Principal Planner, Warwick Planning Department, City of Warwick, 3275 Post Rd., Annex, Warwick, RI at 401-921-9683.

Date: March 28, 2017

RFP2017-278 Sale/Lease for Reuse of
Former Nelson Aldrich Junior High School Building & Property
and/or
Former Christopher Rhodes Elementary School Building & Property

<u>Name (please print neatly)</u>	<u>Company</u>
✓ HUGH FISHER	naFH
✓ Lynne Sweet	LPS Consulting Group, LLC
✓ DEAN HARRISON	WDC
Barbara Sokoloff	BSA ^{BSOKOLOFF} sokoplan.com
✓ Julie Nora	International Charter
✓ David Simon	Shorewood ^{School} District ^{Est. Group}
✓ JEN FONSECA	jfonseca@dbvw.com
✓ KARISSA KUHNS	kkuhns@dbvw.com
Sue Baker	Planning
Lick Crenca	Planning
Mary LaFontaine	Purchasing
Dianna Pearson	City Solicitor
Pat Fishka	Purchasing