

Request for Proposals
Repurpose of former Bridgewater Village School,
7313 US Route 4, Bridgewater, VT 05034

May 14, 2018

The Town of Bridgewater is requesting proposals from qualified developers interested in developing the now vacant Bridgewater Village School for adaptive reuse and renovation of this historically important building in Bridgewater's village district.

Project Description:

The project will involve the renovation, redevelopment of the existing school building and related site improvements, important elements in the Village's Historic District. The building is comprised of approximately 13,400square-feet on two floors of wood frame construction, with a concrete foundation, municipal sewer and water rights. A portion dates back to 1914 with improvements and additions constructed in 1948 and 1992. It is located adjacent to the town office building and has long served as a fixture of the community for education of its children, to host public meetings, social events and serve as a cross roads and gathering place for residents and visitors. Through consolidation of its elementary school district it is now empty and the Select Board seeks proposals which could include a wide variety of uses that would benefit the community's needs, tax base, employment opportunities and potential use for public and social functions. Serious consideration should be given to the ability to complement a proposed new fire station on the adjacent site. The need for parking and circulation is undetermined.

Community members have envisioned many scenarios including: continued use as a school or training facility, mixed uses to include day care center, after school activities, recreational space, medical offices, clinic space, professional offices, maker space, a clean light manufacturing facility, possible retail or restaurant space, to complement nearby businesses including Plymouth Cheese and Long Trail Brewery. The intent of this RFP is not to limit its scope but rather invite innovative proposals.

About Bridgewater Village:

Bridgewater Village is located within the Town of Bridgewater, which is nestled between Woodstock and Killington along the Route 4 corridor and the scenic Ottauquechee River. The Town of Bridgewater is situated in the northern portion of Windsor County, Vermont, and comprises an area of approximately 28,657 acres (44.8 square miles). The Town has a population of 936 in 2010 according to Census data. Bridgewater Village is the location of major retail commercial activities of the Town, recreation facilities, town offices and other major cultural and civic functions. The Village is a focal point of the Town, providing a sense of place or identity, a center for community interaction and a contrast to the surrounding rural countryside. An important feature of Bridgewater Village is the Bridgewater Mill, which has been renovated to accommodate retail and event space. Bridgewater residents value highly the visual beauty of their farms and open spaces, their forests and mountain tops and scenic ridgelines, their churches old homes, and services located in Bridgewater Village.

Documents and Reports:

The Town of Bridgewater notes the availability of the following documents and reports concerning the property located on the Town website: www.bridgewater.vt.gov

- Recorded Survey
- Hazardous Material Report related to the existing structure
- Fire Marshall Report

Submittal Requirements:

Please provide the following in your proposal:

- Include explanation of how the plan will benefit the town/community financially
- Include explanation of how the plan will benefit the town/community socially
- Reconstruction narrative
- Generic site plan and design of resulting building; this does not need to be professionally produced
- An estimated timeline
- Qualifications and experience

Method of Evaluation of Award:

Proposals will be evaluated by the following criteria:

- Use of property and, if possible, identification of tenants;
- Relation to economic needs identified in the Bridgewater Town Plan
- Timeline of site rehabilitation and occupancy of the building
- Provision of public parking on the site, including number of spaces made available to the public use
- Narrative plan and projected use of property.
- Purchase Price/Lease Price to be paid to the Town of Bridgewater.

Pre-submission building open house will be scheduled and private viewings by appointment only. Interested parties should contact Nancy Robinson at 802-672-3334 for the open house date and time.

All parties interested in this property shall submit proposals and bids no later than noon on July 16, 2018. Sealed proposals should be marked RFP and mailed to:

**Nancy Robinson, Town Clerk
Town of Bridgewater
7335 US RT 4
Bridgewater, VT 05034**

The Bridgewater Select Board will review the proposals at a meeting to be held on July 24, 2018. Interviews or presentations by individuals representing the interested parties may be required.

If the Select Board finds that a proposal meets the criteria it establishes to be in the best interest of the Town of Bridgewater, believing it best supports and encourages the vitality of the village district, the chosen proposal may be presented to the Town voters for approval at a regular or special town meeting.

The conveyance of Town property is subject to 24 V.S.A. subsection 1061. The Select Board of the Town of Bridgewater reserve the right to reject any or all proposals for any legal reason.

Upon submission, all proposals become the property of the Town of Bridgewater. The expense of preparing, submitting, and presenting a bid is the sole responsibility of the developer. The Select board of Town of Bridgewater retains the right to reject any and all proposals received, to negotiate with any Party submitting a proposal, or to cancel in part or in its entirety this RFP as in the best interest of the town. This solicitation in no way obligates the Town of Bridgewater to award a contract.