

CITY OF LACONIA



REQUEST FOR PROPOSALS RFP No. 1612-01

Sale of 23 Elm Street and Adjacent Parcels

DUE 4:30PM – February 10, 2017

12/13/16

Parameters for Receiving Proposals on 23 Elm St. (Former Lakeport Fire Station) and adjacent parcels

The city of Laconia places a high level of importance on how the 23 Elm St. parcel, along with 2 adjacent parcels, are utilized in the future. A developed site that offers safe vehicular and pedestrian travel, adequate parking and a compatible and complimentary business use within the surrounding neighborhood are all components of the desired outcome for Lakeport Square.

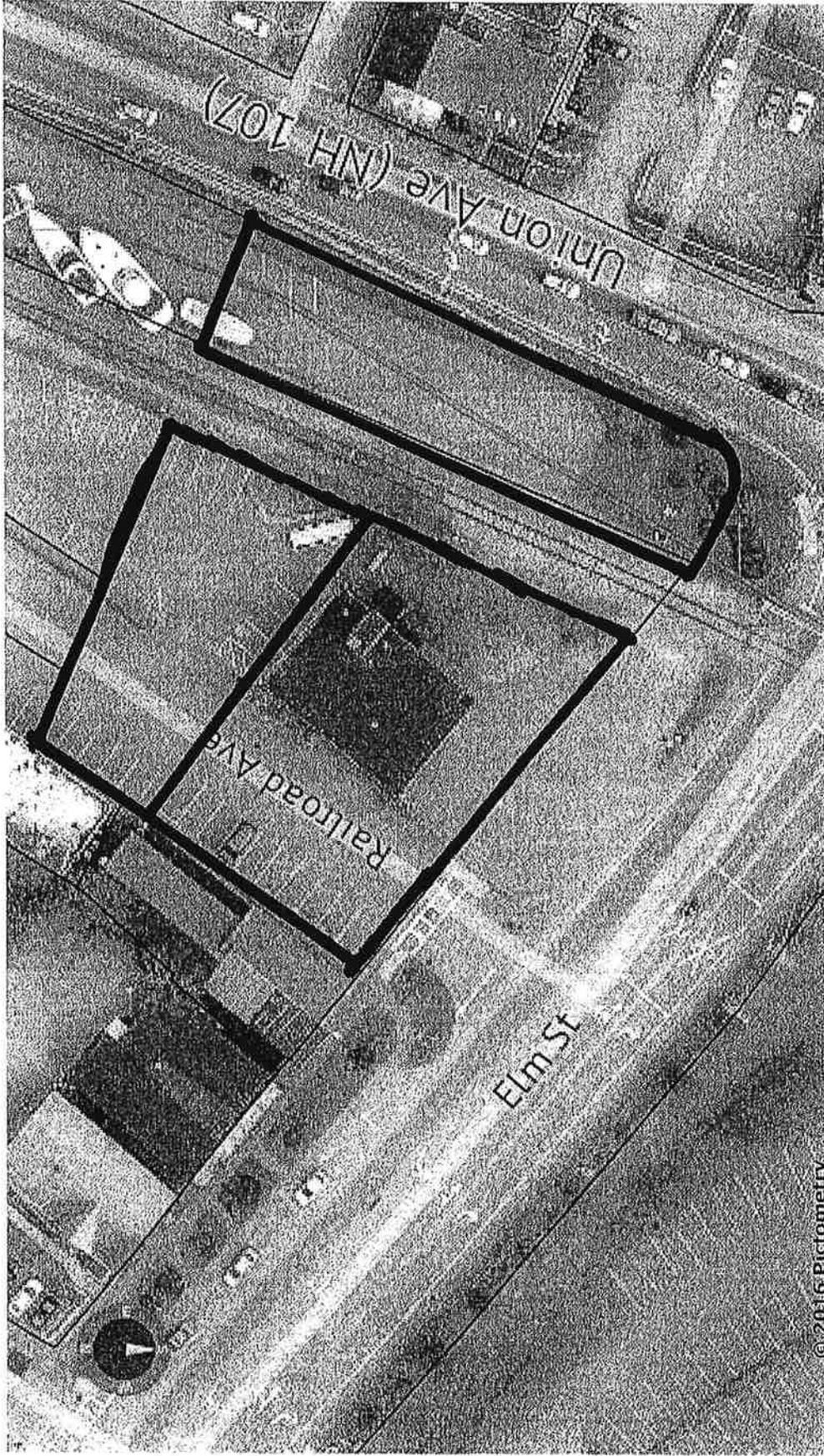
- The City Council has declared the three tax map parcels highlighted (Map 1) as surplus and in doing so declared that they would be looking to limit portions of those lots from being sold.
- The City would look to adjust boundary lines to the approximate areas outlined in green on the attached (Map 2).
- The City would look to discontinue the Right of Way in the area marked with green striping in front of the existing fire station and add it to the existing lot for potential development.
- The curb opening along Elm St. (in front of the fire station) would be discontinued and vehicles will need to enter the parcel from Railroad Ave.
- A sidewalk needs to be built by the City on the northern side of Elm St. (in front of the fire station- close to the travelled way of Elm St.) and potentially along the eastern side of Railroad Ave.
- The City will require an easement in order to maintain the retaining wall along Union Ave.
- The City will receive proposals with a deadline of February 10, 2017 at the close of business at 4:30 pm.
- The proposals should contain, at a minimum, the items below. Please include any additional information, pictures or renderings you would like the City to consider. **Professionally prepared documents are not required.**
- Proposals should specify which lot(s) are being included and they should be identified as Lot 1, 2 or 3 as shown on Map 2.
- Lot 1 is Map/Block/Lot 367-71-25
- Lot 2 is Map/Block/Lot 367-189-24
- Lot 3 is Map/Block/Lot 367-71-26
- The City will not entertain any offer that does not include Lot 1 as a part of the proposal.
- **Proposals should specify the price of purchase.**
- **Proposals should include a time frame for renovations/construction and the estimated value of renovations/construction. The City is not interested in the parcel(s) being land-banked and will require that a repurchase clause, with penalty, be included in any closing documents.**
- **Proposals should clearly identify if there are any specific plans to incorporate the existing building into the future re-use of the site.**
- **Proposals should provide information regarding the specific use of the site, if ownership is transferred, in terms of how it will be compatible with or enhance the existing area.**
- The above four **BOLDED** items may all be considerations in how the City ultimately decides to select a proposal.
- The City has scheduled two times where the fire station will be open and available for inspection. The first opportunity is scheduled for **12/16/16 between 2:00pm and 3:30pm** and the second opportunity is scheduled for **12/21/16 between 10:30am and 12:00pm** noon.

Interested parties are encouraged to bring appropriate people with them to review the building as the structure – if it is sold – **will be sold AS IS.**

- Parties interested in submitting a proposal should do so on the City form available in the City Manager's office or on the City web-site, under the Purchasing Department's Current Opportunities tab.
- All proposal submittals will become a matter of public record.
- Any questions regarding this proposal request should be submitted in writing before 2/3/17 to the attention of Scott Myers, City Manager, by e-mail to citymanager@city.laconia.nh.us or to the City of Laconia, 45 Beacon Street East, Laconia, NH 03246. Responses to questions will be in writing and both questions and answers will become part of the public record.
- The City of Laconia reserves the right to accept or reject any or all proposals, or any part thereof, to waive any formality in the selection process, and to accept the proposal considered to be in the best interest of the City as determined solely by the Laconia City Council. The City may cancel this Request for Proposals at any time for any reason.

MAP 1

CONNECTEXPLORER

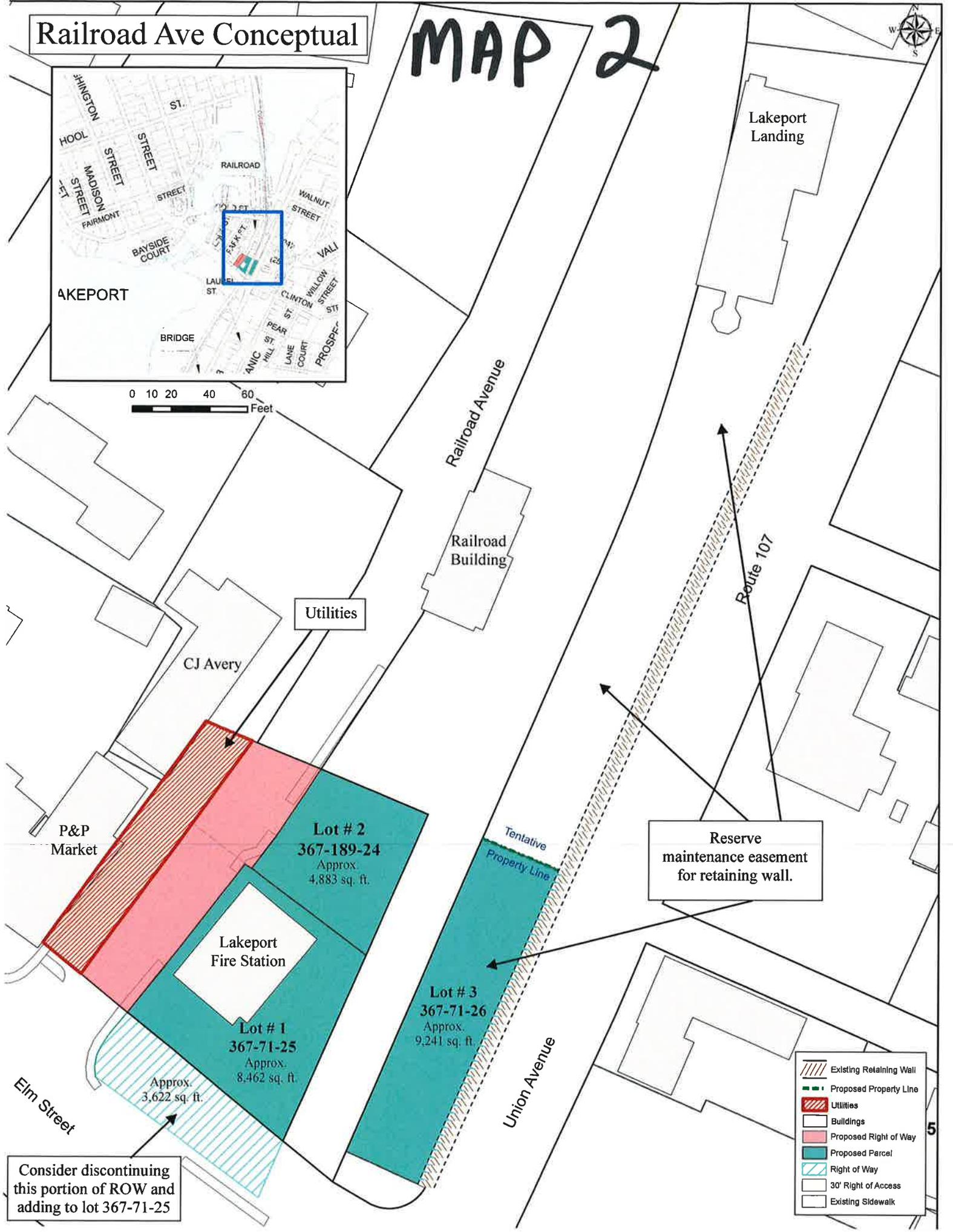
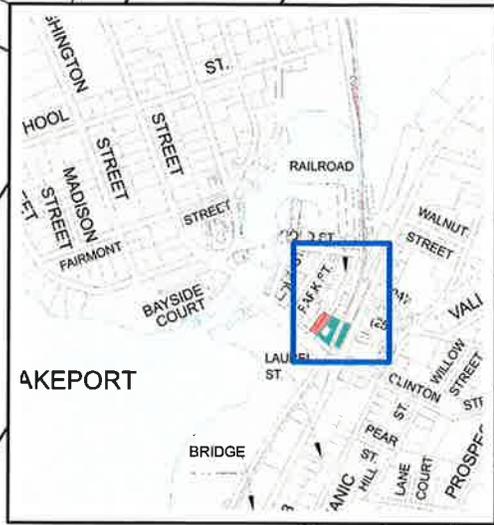


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map: Auto 04/18/2016 Select Date image 1 of 14

Railroad Ave Conceptual

MAP 2



Utilities

CJ Avery

P&P Market

Lakeport Fire Station

Lot # 3
367-71-26
Approx.
9,241 sq. ft.

Lot # 2
367-189-24
Approx.
4,883 sq. ft.

Lot # 1
367-71-25
Approx.
8,462 sq. ft.

Approx.
3,622 sq. ft.

Reserve maintenance easement for retaining wall.

Consider discontinuing this portion of ROW and adding to lot 367-71-25

- Existing Retaining Wall
- Proposed Property Line
- Utilities
- Buildings
- Proposed Right of Way
- Right of Way
- 30' Right of Access
- Existing Sidewalk



PROPOSAL FORM

City of Laconia RFP No. 1612-01

23 Elm Street and Adjacent Parcels Sale

The undersigned has reviewed the "Parameters for Receiving Proposals on 23 Elm St. (Former Lakeport Fire Station) and Adjacent Parcels" dated 12/13/16 and offers the following proposal;

LOT 1 – Map/Block/Lot 367-71-25 Purchase Price Proposed \$ _____

LOT 2 – Map/Block/Lot 367-189-24 Purchase Price Proposed \$ _____

LOT 3 – Map/Block/Lot 367-71-26 Purchase Price Proposed \$ _____

Proposals should include (in the space below or with attachment) a time frame for renovations/construction and the estimated value of renovations/construction. The City is not interested in the parcel(s) being land-banked and will require that a repurchase clause, with penalty, be included in any closing documents.

Proposals should clearly identify (in the space below or with attachment) if there are any specific plans to incorporate the existing building into the future re-use of the site.



PROPOSAL FORM PAGE 2

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23 Elm Street and Adjacent Parcels Sale

Proposals should provide (in the space below or with attachment) information regarding the specific use of the site, if ownership is transferred, in terms of how it will be compatible with or enhance the existing area.

I hereby certify that I have read each and every part of this proposal request and I understand that failure to comply with any statement, part or request of this proposal request will be cause for rejection thereof.

Signed: _____

Title: _____

Company Name: _____

Address: _____

Telephone: _____

E-mail: _____