

REQUEST FOR PROPOSALS
RENTAL OF ONE STORY WING OF NORTH STONINGTON EDUCATION CENTER

The Town of North Stonington seeks to find a qualified tenant to rent the one story wing of the North Stonington Education Center, formerly the Wheeler Middle High School, located at 298 Norwich Westerly Road.

1. Background

The Town of North Stonington was approved the build a new middle high school and renovate the elementary school building for the North Stonington school district. The Central Administration for the North Stonington Board of Education will remain in a portion of the building. The property is owned by the Wheeler School and Library and must be used for educational purposes. Some environmental testing has been done at this location and can be found on the Board of Education website: <http://www.northstonington.k12.ct.us/health-and-safety/>

2. Purpose

The Town is seeking proposals for a lease that fulfills the educational requirement. The available space is 26,322 square feet (see blue area on diagram) and includes 16 classrooms, cafeteria with servery area, and an office suite.

The Tenant will work with the Town to determine the terms of the rental agreement. The amount of rent to be paid to the Town will be negotiated prior to the start of the lease period and the signing of any agreements. Tenants are asked to include a proposed rent amount in their submission. Heat, electricity and any other utility will be the responsibility of the Tenant.

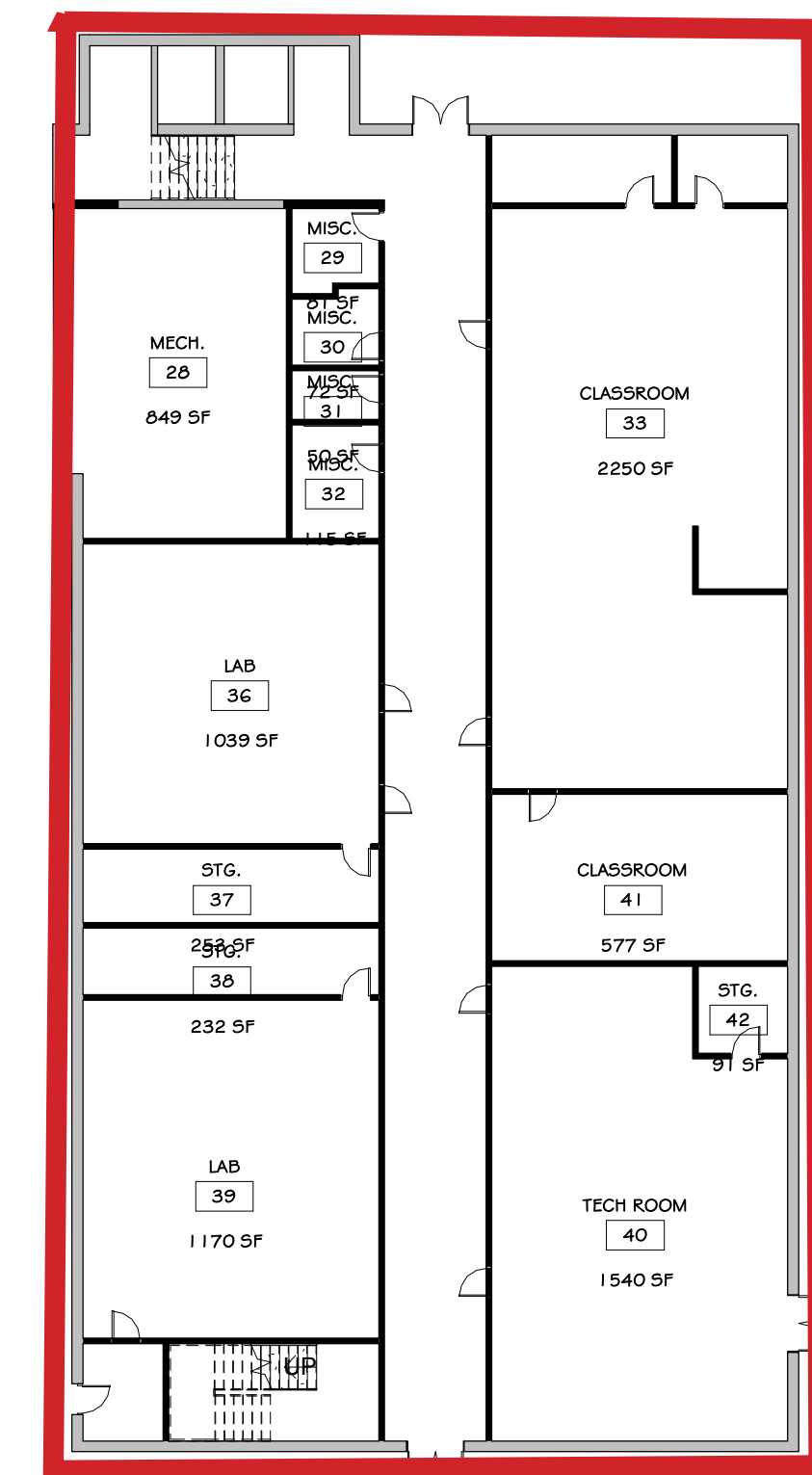
The selected Tenant will be responsible for providing their own insurance on the building and to name the Town of North Stonington and North Stonington Board of Education as Additional Named Insureds. The Tenant may be responsible for any general maintenance and repairs including, but not limited to, janitorial services, painting, maintenance of all electrical systems, maintenance of all above-ground plumbing, driveway and parking areas, landscaping, and any other repairs as are necessary or reasonably appropriate in the normal course of maintaining and occupying this section of the building.

3. Requirements and Selection Process

1. This RFP has been posted on the North Stonington Town website on Monday, July 6, 2020. Open houses will be held on Thursday, July 16 from 4-6pm and Saturday, July 18 from 9-11am for interested parties to view the space. Attendance is not mandatory to be eligible to submit a proposal.
2. Any questions that candidates have must be received in writing by July 24. This is acceptable by email to cdias@northstoningtonct.gov or by mail to North Stonington Town Hall, 40 Main Street, North Stonington, CT 06359, Attention: Christine Dias.
3. Candidates shall provide a proposal by Monday, August 3 at 3pm in Town Hall. The proposal must include the monthly rental amount and specific information on the education program use of the space. Proposals must be submitted in a sealed envelope clearly labeled: Rental of One Story Wing of School Building. Proposals may be left in the drop box at Town Hall prior to this date and time.
4. The Town of North Stonington reserves the right to reject any and all bids that are not in the





best interest of the Town. All bids must be valid for at least 60 days.

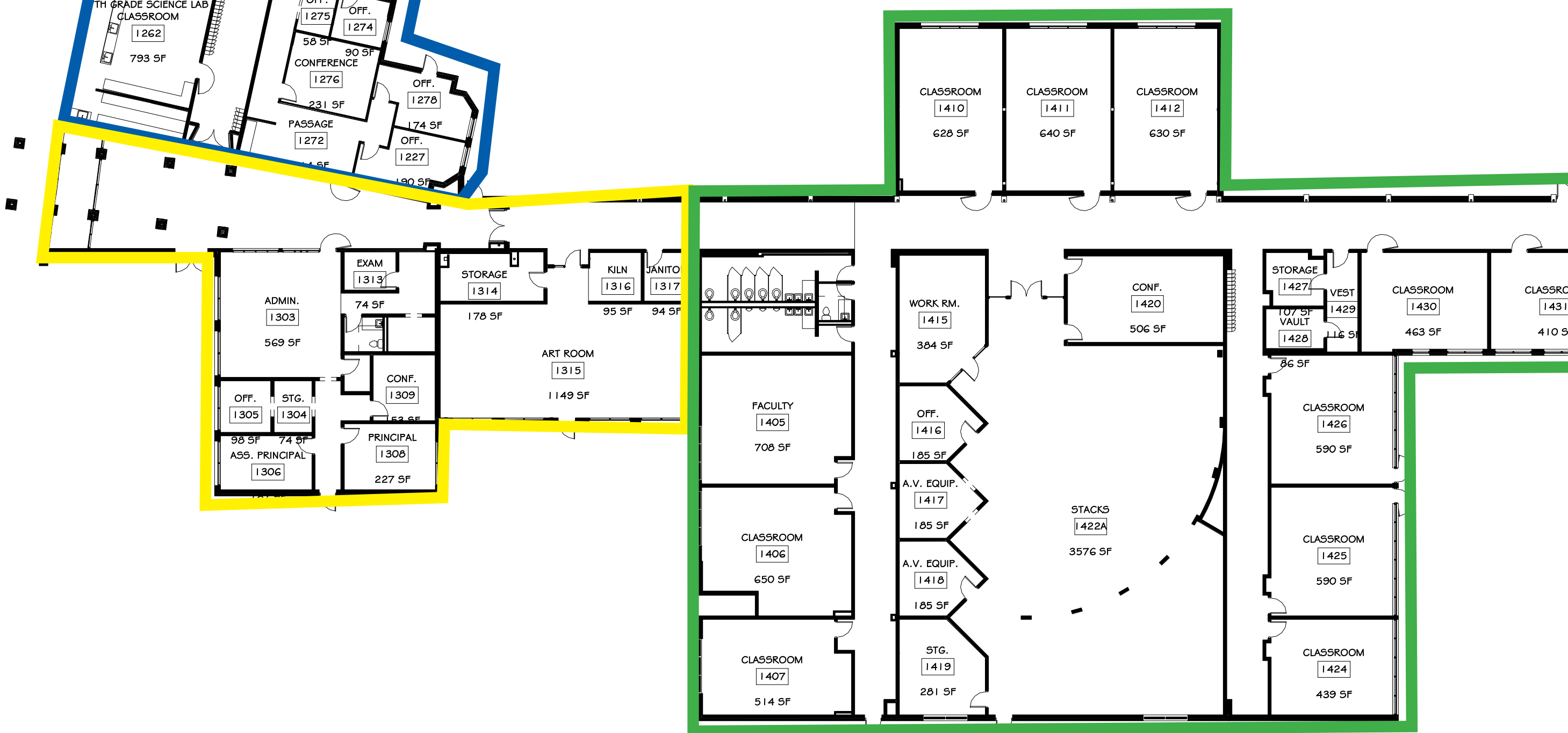
5. The proposals will be reviewed by the Board of Selectmen and School Building Repurposing Committee.



LOWER LEVEL
1" = 20'-0"

3

GROSS BUILDING SQUARE FOOT	
	B.O.E. SUITE 5,637 GSF
	ACADEMIC WING 1 26,322 GSF
	ACADEMIC WING 2 17,248 GSF
	ACADEMIC WING 3 1ST FL - 11,606 GSF 2ND FL - 11,170 GSF
TOTAL GSF = 71,983 GSF	



MAIN LEVEL
1" = 20'-0"

1

