

REQUEST FOR PROPOSALS
LEASE OR SALE OF NORTH STONINGTON EDUCATION CENTER

The Town of North Stonington seeks to find a qualified bidder to rent or purchase 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 property is owned by the Town of North Stonington and must be used for educational purposes according to a deed restriction.

2. Purpose

The Town is seeking proposals for a lease/purchase/lease to purchase that fulfills the educational requirement. The building is approximately 71,983 square feet. The building includes a one story section with a cafeteria and servery area, classrooms and office suite and a two story section with classrooms and workshop area. The Central Administration for the North Stonington Board of Education is currently renting a portion of the building and the former Media Center is being used by the Town for elections and meetings. See **Addendum 1** for a diagram of the building.

The Bidder will work with the Town to determine the terms of the rental/purchase agreement. Priority will be given to bidders who demonstrate a willingness to provide benefit to the North Stonington community and comply with the deed restriction of educational use only.

Rental:

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. The Town may limit, in the lease, its expense as Landlord for capital repairs on a yearly basis.

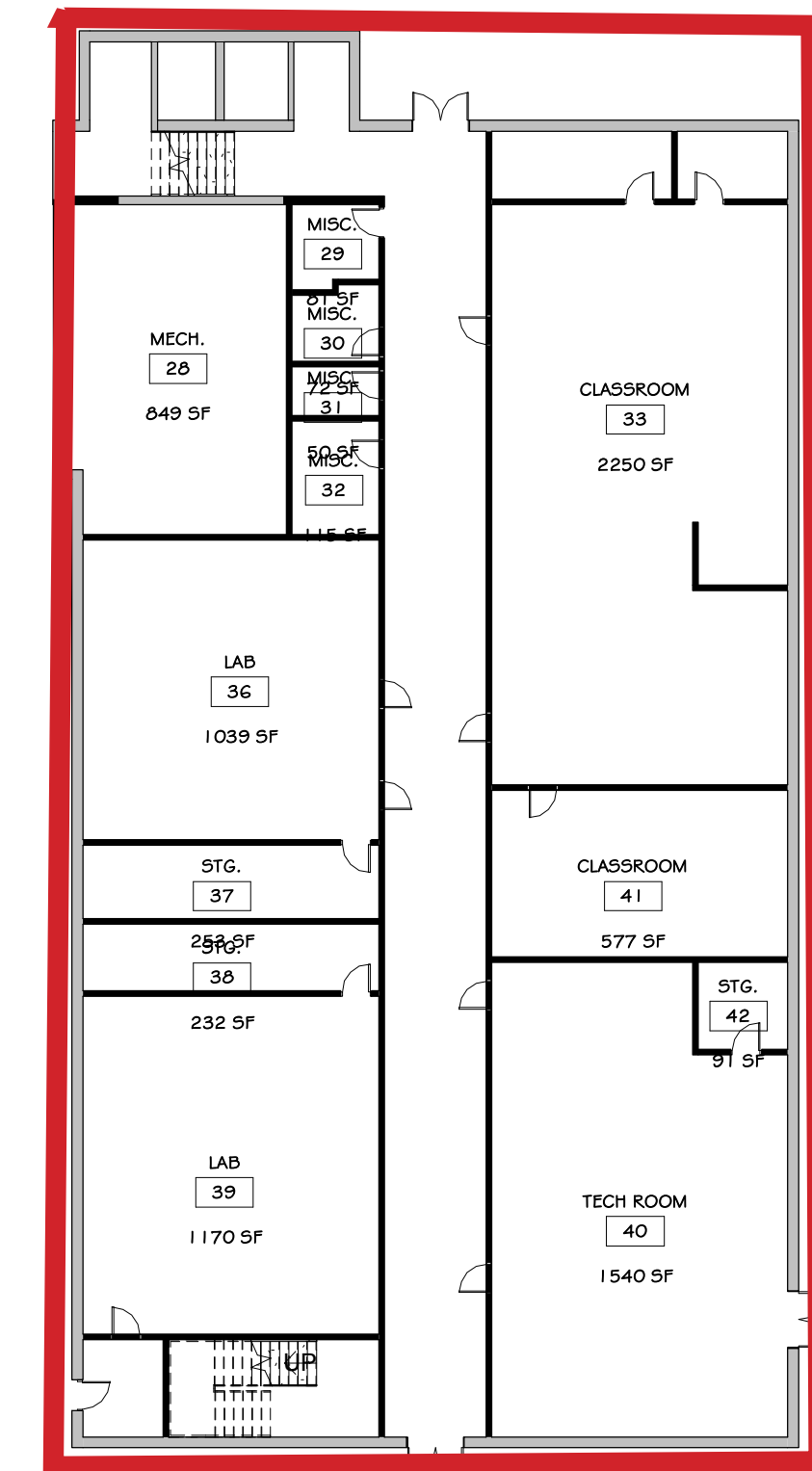
Purchase:

The North Stonington Education Center currently contains classroom equipment including desks and chairs, as well as kitchen equipment and wood shop equipment. The building comes furnished with this equipment. See **Addendum 2** for a listing of kitchen and wood shop equipment.

3. Requirements and Selection Process





1. This RFP has been posted on the North Stonington Town website on **July 21, 2021**.
2. An optional walk through will be held on Wednesday, **August 4, 2021 at 9:00am**. Bidders interested in attending must notify the Selectmen's Office by August 3 at 4:00pm by emailing cdias@northstoningtonct.gov

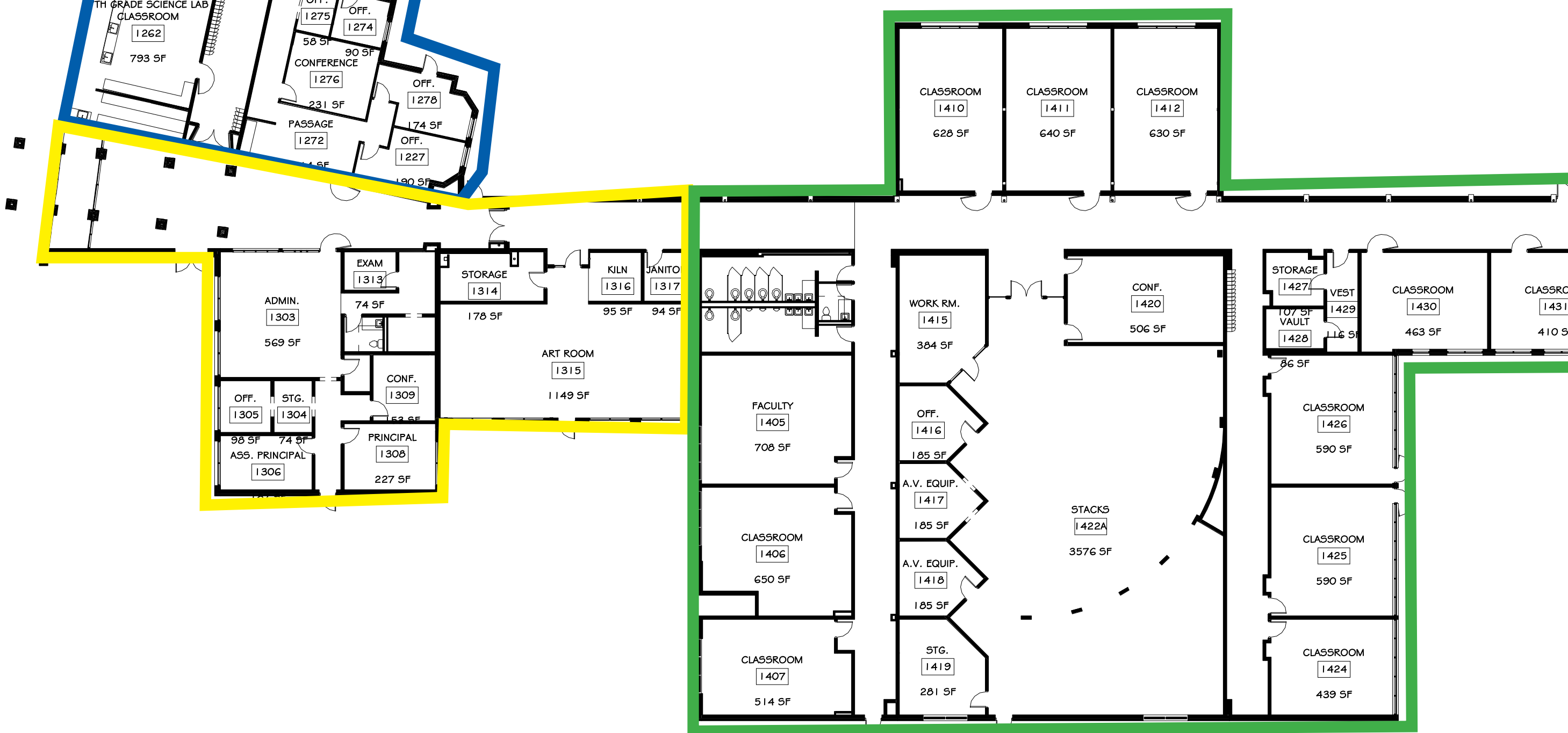
3. Any questions that candidates have must be received in writing by **August 11, 2021**. This is acceptable by email to cdias@northstoningonct.gov or by mail to North Stonington Town Hall, 40 Main Street, North Stonington, CT 06359, Attention: Christine Dias.
4. Candidates shall provide a proposal by **August 20, 2021** at 1pm at Town Hall. The proposal must include the sale price or monthly rental amount and specific information on the education program use of the space. Proposals must be submitted in a sealed envelope clearly labeled: Lease or Sale of NS Education Center. Proposals may be left in the drop box at Town Hall prior to this date and time. Please provide 4 copies of your proposal.
5. The Town of North Stonington reserves the right to reject any and all proposals that are not in the best interest of the Town. All proposals must be valid for at least 60 days.
6. The proposals will be reviewed by the Board of Selectmen.
7. Proposal is subject to Town Meeting approval.



LOWER LEVEL
1" = 20'-0"

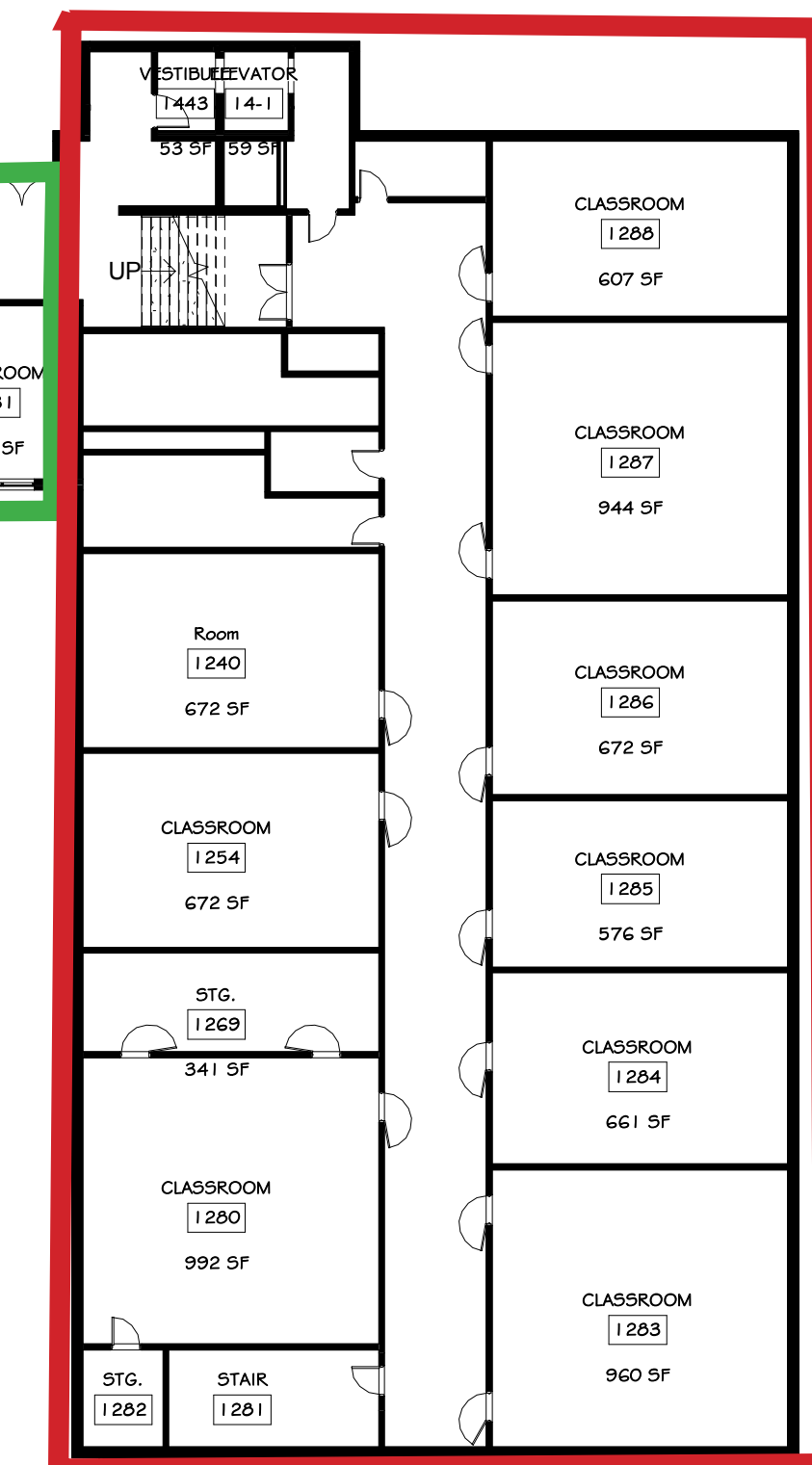
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GROSS BUILDING SQUARE FOOT	
	B.O.E. SUITE 5,637 GSF
	ACADEMIC WING 1 26,322 GSF
	ACADEMIC WING 2 17,248 GSF
	ACADEMIC WING 3 1ST FL - 11,606 GSF 2ND FL - 11,170 GSF
TOTAL GSF = 71,983 GSF	



MAIN LEVEL
1" = 20'-0"

1



Addendum #2

Kitchen

Hobart Daz Refrigerator

Bally Refrigerated Box 3678K-4

Migali Refrigerator R55AT

Garland 10 Burner 2 Door Oven

Wilder Warmer HP4J1-A18CDNF

3 Tables with wheels & drawers 54"x30" Stainless

1 Stainless table with shelf 102"x30"

1 36"x30" Stainless Table

Cres Cor Tray Rack 800-1841

3 Bay Sink 117"x27"

Lockwood Warmer CA-67-PF-34

Powers Equipment Company 681 Refrigerator

Stainless 3 Bay Refrigerant 74"x42" Atlas Metal Industries WCMD-3

Stainless 4 Bay Warmer 96"x45"

Stainless 3 Bay Refrigerant 108"x42" Atlas Metal Industries

Stainless Table with 3 Shelves 120"x29"

Stainless with Wheels 30"x30"

True Freezer TS-49F-HC Refrigerator

Hobart Am-14 Dishwasher

Dishwasher Table Bay Sink

Wood Shop

Ingersoll- rand Air Compressor T30

Speedaire Air Compressor 3Z745

Air Compressor Products Dominick Hynder DRD10

JET Belt Sander/Disc Grinder JSG-96

Delta Rockwell Lathe

Delta 23-880 8" Bench Grinder

Campbell Hausfeld Compressor VTG23304AJ

Powermatic Saw 81

Speedaire Air Compressor 25F538

Delta 10" Tilting? Arbor Saw 94C948A5

Delta Rockwell Plainer

Powermatic 221

Delta Shop Master Drill Press

Dewalt 1500/203800

Porter Cable 1400 cut off machine

Delta Rockwell Drill Press 15-000

Delta Drill Press 17-9900x

Porter Cable Shaper Table G98

Dewalt Miter Saw DW 718

Makita Sander B04510

Bosch Sander 3283 DVS

Proxxon Scroll Saw DSH/E 37090

3 65" x 55" Wood Table Bench

SKIL Professional Plate Jointer 1605

Makita Belt Sander 9924DB

Bosch Router IG13AEVS

Minutemen Vacuum 29008