



CITY OF WORCESTER, MASSACHUSETTS

Michael V. O'Brien
City Manager

cm2007feb08085840

Attachment for Item #

9.8 A

February 13, 2007

TO THE WORCESTER CITY COUNCIL

COUNCILORS:

Per the request of City Council attached please find an informational item relative to the Request for Proposals (RFP) process for the disposition of the Adams Street School, 28 Adams Street, and the Dartmouth Street School, 13 Dartmouth Street, received from Julie A. Jacobson, Assistant City Manager for Economic and Neighborhood Development, and forwarded to your Honorable Body.

As you are aware, an RFP has been issued for the redevelopment of the above-mentioned surplus school properties. All proposals for redevelopment must be in conformance with the restrictions further stated in the RFP. The anticipated reuse is residential, although proposals outlining alternative reuse will also be considered.

There has been a concerted effort to advertise and attract qualified developers from across New England, as demonstrated in the attached communication. I look forward to the successful redevelopment of these two properties based upon these collective efforts.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael V. O'Brien", written over a horizontal line.


Michael V. O'Brien
City Manager





CITY OF WORCESTER, MASSACHUSETTS
Office of Economic and Neighborhood Development
Economic Development Division

Julie A. Jacobson
Assistant City Manager

To: Michael V. O'Brien, City Manager 
From: Julie A. Jacobson, Assistant City Manager for Economic and
Neighborhood Development
Date: February 13, 2007
Re: Informational Item Relative to the Request for Proposal (RFP) Process
for the Disposition of the Adams Street School and the Dartmouth
Street School.

As you are aware, the Office of Economic and Neighborhood Development, through the Economic Development Division (EDD), recently issued an RFP for the redevelopment of the Adams Street School, 28 Adams Street, and the Dartmouth Street School, 13 Dartmouth Street. Proposals must be received by March 14, 2007.

The 28 Adams Street parcel consists of 56,800 square feet with a 23,482 square foot building. The 13 Dartmouth Street building consists of 40,500 square feet with a 19,600 square foot building. Constructed in the 1890s, both properties have historical significance. The Lee Street School RFP will be sent out separately in the near future.

The RFP clearly states that all proposals for redevelopment must be for a taxable reuse, consistent with permitted by-right uses and special permit uses within the zoning district (Residence General, RG-5.0 for both properties), and in conformance with all restrictions further stated in the RFP. The anticipated, although not required, reuse is residential. Based on a request from the City Council, I attach a copy of the RFP for review.



In advertising the RFP, the EDD has sought a broader audience in soliciting proposals from qualified developers. Developers who had shown an interest in the redevelopment of these buildings prior to issuance were notified by email and phone of the RFP release. Through the Purchasing Department, an ad was placed in the Central Register, as well as in the *Telegram & Gazette*. The EDD has also placed ads to run once a week for two weeks in the following periodicals:

- *Boston Herald* (February 1 and 8);
- *New England Real Estate Journal* (February 2 and 9); and
- *Banker & Tradesman* (February 5 and 12).

I attach the ad that appeared in the *Boston Herald*, February 1, 2007, as an example of the ads appearing in the above-mentioned publications.

The RFP was drafted with broad input from the neighboring communities. The EDD solicited feedback from organizations active within each school's neighborhood. Representatives of the EDD were present multiple Shrewsbury Street Neighborhood Association meetings as well as community meetings held by the Oak Hill Community Development Corporation. Those in attendance at these meetings were presented with a draft copy of the RFP and were given time to contribute feedback and comments. Upon release of the RFP, the EDD notified both organizations and sent notice to all certified abutters for each property. I also attach a copy of this notice for your review.

Early expressions of interest point to a strong response to the RFP and indicate a potential diversity of proposals for the redevelopment of these two former school buildings. I will continue to update you as this process moves forward.

Please advise if you have any additional questions.

Sincerely,

Julie A. Jacobson

Julie A. Jacobson
Assistant City Manager

**PURCHASING DEPARTMENT
CITY OF WORCESTER
ROOM 404, CITY HALL
WORCESTER, MA 01608
508-799-1220**

ISSUANCE DATE: January 17, 2007

**John C. Orrell, C.P.M., CPPO
Purchasing Agent**

RFP NO.: 4483-J7

**AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER
REQUEST FOR PROPOSALS
NOTICE TO PROPOSERS**

**RFP TITLE: Property Sale, Adams & Dartmouth Street Schools /
Economic Development Division**

**BID RESULTS WILL BE AVAILABLE ON THE CITY OF WORCESTER
PURCHASING DEPARTMENT WEBSITE AS SOON AS POSSIBLE
FOLLOWING THE PROPOSAL DUE DATE.**

Please access www.ci.worcester.ma.us/pur to obtain this information.

Notice to Proposers: RFP NO. 4483-J7

Request for Proposals Property Sale and Development



*Former Adams Street School
28 Adams Street
Worcester, Massachusetts*



Michael V. O'Brien
City Manager

Julie A. Jacobson
Assistant City Manager for Economic and Neighborhood Development

Timothy J. McGourthy
Director of Economic Development

Project Manager:
Heather Kamyck

Overview

A robust, vibrant City in the heart of the Commonwealth of Massachusetts, Worcester combines the warmth of a small town and the convenience of a thriving city. As the second largest city in Massachusetts and the third largest city in New England, Worcester boasts diverse neighborhoods, distinguished colleges and cultural institutions, and a proud history of innovation and enterprise. With its close proximity to Boston, MA, Springfield, MA, Providence, RI, and Hartford, CT, and over six million people living within a 50-mile radius, Worcester is at a crossroads, providing unique opportunities for growth and development.

As a manufacturing and innovation giant for over two centuries, Worcester has transformed itself into a leader in biotechnology, advanced manufacturing, information technology, health care, and medical research. Worcester is well-poised for success, due to a number of factors that make the city a natural environment for development: major investments in transportation projects, such as the Massachusetts Turnpike/Route 146 Interchange and the magnificently renovated Union Station, an intermodal center providing commuter rail to Boston, as well as Amtrak service to Boston and New York, and intra- and inter-City bus services; a wealth of intellectual capital with its renowned colleges, universities, and cultural institutions; a competitively priced housing market; a strong primary and secondary school system, including a state-of-the-art \$90 million vocational high school; an increasingly educated workforce; and, a deep-rooted commitment to public/private partnerships. Together, these strengths have led to unprecedented investment in the city.

Worcester is in the midst of an investment boom with more than \$1.3 billion of both private and public projects currently under construction or planned. The \$26 million, 2,300-seat Hanover Theatre for the Performing Arts located in the heart of Downtown is expected to open its doors to theater-goers by early 2008, the public and private partnership behind Worcester Polytechnic Institute's Life Sciences and Bio-Engineering Center at Gateway Park will garner a \$90 million, 120,000 square foot facility for research and development, the \$25 million, 200-room Hilton Garden Inn adjacent to the DCU Center opened to patrons this past fall, and the \$95 million, 258,000 square foot expansion at the University of Massachusetts Medical School will increase Worcester's standing as one of the nation's leading centers for medical advancements. In addition to these development projects, CitySquare, the largest mixed-use downtown development to occur in the Commonwealth outside of Greater Boston, is a \$563 million revitalization effort which will transform over 20 acres of the Downtown into over 2.2 million square feet of commercial, retail, residential, entertainment, and hotel uses for residents and visitors of Worcester.

PURCHASING DEPARTMENT
CITY OF WORCESTER
ROOM 404, CITY HALL
WORCESTER, MA 01608
508-799-1220

ISSUANCE DATE:
RFP NO.: 4483-J7

John C. Orrell, C.P.M., CPPO
Purchasing Agent

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER
REQUEST FOR PROPOSALS
NOTICE TO PROPOSERS

RFP TITLE: Property Sale and Development of the 28 Adams Street Site

All proposals are subject to the terms, conditions, and specifications herein set forth:

1. The City of Worcester, through the City Manager's Economic Development Division, is offering for sale one (1) surplus property located at 28 Adams Street, containing a former Worcester public school building and its associated grounds. The City is seeking qualified Purchasers/Developers to redevelop the school building and grounds per requirements contained herein. The site is zoned Residence, General (RG-5.0). Redevelopment must be consistent with permitted by-right uses and special permit uses within the zoning district and in conformance with all restrictions under Section I: Declaration of Restrictions.

Address	MBL	Parcel Size	Building Size	Zoning
28 Adams Street	16-021-00004	56,800 sf	23,482 sf	RG-5.0: by-right uses, special permit uses, and all conditions and restrictions under Section I

2. Proposals are due at the City of Worcester Purchasing Department, Room 404, City Hall, Worcester, Massachusetts 01608 no later than Wednesday, March 14, 2007 at 10:00AM.
3. Property Viewing Schedule:

Address	MBL	Description	Viewing Date/Time
28 Adams Street	16-021-00004	School building and grounds	Tuesday, February 6, 2007 at 10:00 AM

4. A certified check made payable to the "City Treasurer, City of Worcester" in the amount of 10% of the purchase price as bid security must accompany this proposal. This must be submitted under separate sealed cover marked "Proposal Security." In the case of default, the surety shall be forfeited to the City as liquidated damages.
5. Any prospective Proposer requesting a change in or interpretation of existing specifications or terms and conditions must do so within 5 days (Saturdays, Sundays, and Legal Holidays excluded) before scheduled proposal opening date. All requests are to be in writing to the Purchasing Department and are to be in duplicate. No changes will be considered or any interpretation issued unless the request is submitted to the Purchasing Agent within 5 days (Saturdays, Sundays, and Legal Holidays Excluded) before scheduled proposal submission date. Any inquiries related to technical or contractual matters must be submitted in writing to:

Mr. John C. Orrell, C.P.M., Purchasing Agent
City of Worcester, City Hall
455 Main Street, Room 404
Worcester, MA 01608

6. Nothing herein is intended to exclude any responsible Proposer or in any way restrain competition. All responsible Purchasers/Developers are encouraged to submit proposals. The City encourages participation by Minority and Women Owned Business Enterprises (M/WBE).
7. The following meanings are attached to the defined words then used in the Request for Proposals (RFP).
 - a) "City" means the City of Worcester, Massachusetts.
 - b) "Proposer" means the person, firm, or corporation submitting a proposal in response to these specifications.
 - c) "Minimum and Mandatory Evaluation Criteria" means the criteria for determining responsiveness and responsibility considered to be essential to satisfactory completion of the project.
 - d) "Comparative Evaluation Criteria" means the criteria for determining the relative merits of both the proposed plans and the proposed Purchasers/Developers.
 - e) "Purchaser/Developer" means the Proposer that takes title to the properties offered for sale by this RFP.
8. All materials submitted by a Proposer become the property of the City. The City is under no obligation to return any of the material submitted by a Proposer.
9. The selected Purchaser/Developer shall execute a Development Agreement with the City within 30 days from the Proposer's receipt of the City Manager's

- designation of a winning proposal. The Purchaser/Developer shall thereafter tender the entire balance of the purchase price and accept delivery of the deed to the property awarded within 90 days from the execution of the Development Agreement. Notwithstanding the foregoing, the City, in its sole discretion, reserves the right to extend the sale and transfer of title beyond the 90-day deadline for extenuating circumstances.
10. Each proposal must remain in effect for 120 days from the deadline for submission. The City will decide upon acceptance within 120 days of submission.
 11. It is understood and agreed that it shall be a material breach of any contract resulting from this RFP for the Purchaser/Developer to engage in any practice which shall violate any provision of Massachusetts General Laws, Chapter 151B, relative to discrimination in hiring, discharge, compensation, or terms, conditions, or privileges of employment because of race, color, religious creed, national origin, sex, age or ancestry.
 12. The City reserves the right to accept or reject any or all of the proposals submitted and waive informalities and technicalities.
 13. The Development Agreement referred to in Paragraph (9), above, will be drafted by the City's Law Department in compliance with the terms of the RFP, and may incorporate the terms of this RFP and of the proposal selected.
 14. The Proposer must certify that no official or employee of the City of Worcester, Massachusetts, is pecuniarily interested in this proposal or in the Development Agreement which the Purchaser/Developer offers to execute or in expected profits to arise therefrom, unless there has been compliance with the provisions of M.G.L. Chapter 43, Section 27, and that this proposal is made in good faith without fraud or collusion or connection with any other person submitting a proposal.
 15. Any proposal which is withdrawn after the time and date specified as the proposal due date under Paragraph (2) of this Notice to Proposers will be subject to forfeiture of the proposal security deposit required as specified in this Notice to Proposers under Paragraph (4).
 16. The Purchaser/Developer shall not discriminate against any qualified employee or applicant for employment because of race, color, national origin, ancestry, age, sex, religion or medical handicap. The Purchaser/Developer agrees to comply with all applicable Federal and State Statutes, rules and regulations prohibiting discrimination in employment including: Title VII of the Civil Rights Acts of 1964; The Age Discrimination in Employment Act of 1967; Section 504 of the Rehabilitation Act of 1973; Massachusetts General Laws Chapter 151B. Section 4 (1) and all relevant administrative orders and executive orders.

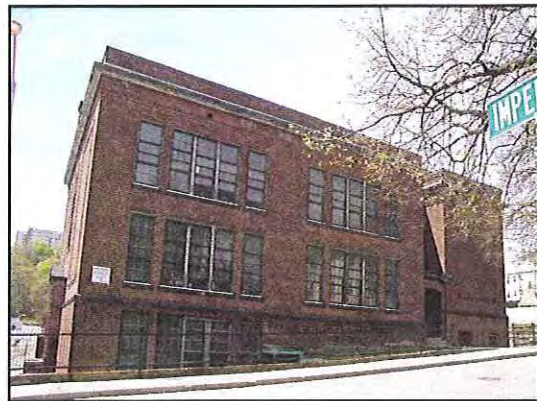
- a) If a complaint or claim alleging violation by the Purchaser/Developer of such statutes, rules or regulations is presented to the Massachusetts Commission Against Discrimination (MCAD), the Purchaser/Developer agrees to cooperate with the MCAD in the investigation and disposition of such complaint or claim.
17. In the event of non-compliance with any of the provisions of this RFP on the part of the Proposer, the City shall impose such sanctions as it deems appropriate, including but not limited to the following:
- a) Any Proposer who fails to comply with the listed provisions will be deemed unacceptable as failing to adhere to the RFP Requirements and may forfeit the security deposit outlined in Paragraph (4).
18. The Purchaser/Developer shall not assign, transfer, sublet, convey or otherwise dispose of any contract which results from this RFP, or its right, title or interest therein or its power to execute the same to any other person, firm, partnership, company or corporation without the previous consent in writing of the City. Should the Purchaser/Developer attempt any of the above without written consent of the City, the City reserves the right to declare the Purchaser/Developer in default and terminate the Development Agreement for cause.
19. The City shall disqualify from review any and all Proposers, which are determined to be, by the Treasurer and Collector of Taxes, not current on real estate taxes and water and sewer fees, which have accrued to the Proposer's properties during the time the Proposer has been the owner of record of such properties. The term "current" in the preceding sentence means that Proposers shall not owe, at the time of submission, real estate taxes, water fees, and sewer fees for all the Proposer's properties other than taxes, water fees, and sewer fees that have accrued in the current fiscal year and liens or arrearages accrued to such properties while owned by someone other than the Proposer. Upon receipt of all proposals, the Purchasing Department shall provide the Treasurer and Collector of Taxes with the names of all Proposers for the Treasurer to review their status with respect to the provisions of this paragraph. The Treasurer and Collector of Taxes shall have the sole discretion to determine which Proposers are current and which are not with respect to the provisions of this paragraph. After review, the Treasurer shall then provide for the Purchasing Department the names of all Proposers determined to be current or not current.
20. The City will host a bidders conference for all interested Proposers at the following time, date, and place:

Bidders Conference - RFP No: 4483-J7

Tuesday, February 6, 2007 at 10:00 AM
Adams Street School, 28 Adams Street, Worcester, MA

***REQUEST FOR PROPOSALS
PROPERTY SALE AND DEVELOPMENT***

*ADAMS STREET SCHOOL, 28 ADAMS STREET
WORCESTER, MASSACHUSETTS*



INTRODUCTION:

The City of Worcester, through the City Manager's Economic Development Division is offering for sale the property listed in the table below.

Address	MBL	Parcel Size	Building Size	Zoning
28 Adams Street	16-021-00004	56,800 sf	23,482 sf	RG-5.0: by-right uses, special permit uses, and all conditions and restrictions under Section I

The City is seeking proposals from qualified developers to purchase and redevelop the existing school building and grounds located at 28 Adams Street in accordance with by-right uses and special permit uses allowed in the Residence, General (RG-5.0) zoning district and with all conditions herein.

Comparative criteria will be used to decide the relative merits of all responsive and responsible Proposers and proposals.

The City makes no representations with respect to any zoning and building code restrictions and requirements that may impact the development of this particular property. The City also makes no representations with respect to the existence or nonexistence of any known or unknown code violations, demolition orders, or municipal liens affecting this particular property.

SECTION I. DECLARATION OF RESTRICTIONS

1. The sale of this property is subject to any easements existing and required for street, sewer, and water or any other public purposes abutting and within said property.
2. The Purchaser/Developer shall be responsible for providing and paying for all title work and for paying for a survey of the parcel of land, if necessary, with that survey being subject to the approval of the City of Worcester.
3. All proposals for redevelopment must be for a taxable reuse.
4. Architectural alterations and/or additions to the building are permissible as approved by the relevant and appropriate regulatory body (e.g. Planning Board, Zoning Board of Appeals, and Historical Commission).
5. Conditional bids are permissible, although preference will be given to unconditioned bids.

6. A reversion clause of 12 months will be imposed upon the City's designation of a Purchaser/Developer. Once selected, the Purchaser/Developer must obtain the required permits within the aforementioned time period or the property will revert back to City and the security deposit shall be forfeited.
7. Proposals that incorporate open space and/or utilize green building techniques as they fit the needs of the neighborhood will be given preference.
8. The selected Purchaser/Developer is responsible for providing adequate parking based on zoning requirements.

SECTION II. PROPERTY DESCRIPTION/SITE CHARACTERISTICS

The City of Worcester, through the City Manager's Economic Development Division, is soliciting proposals from experienced, qualified, and capable developers interested in purchasing and redeveloping the former school building property located at 28 Adams Street. The sale of this property is to be sought through a Request for Proposal (RFP) process per M.G.L. c. 30B.

Situated just off Shrewsbury Street, this particular parcel is ripe for development and is positioned in a key location of the City. Shrewsbury Street, also known as Restaurant Row, boasts more than \$5 million in public investment for infrastructure and streetscape improvements. This investment has assisted in creating a new environment for Restaurant Row as well as facilitating the successful conversion of the former Sheppard Envelope Co. building into 43 condominium units known as the Biscuit Lofts. Other developments along Shrewsbury Street include the renovation of a car dealership into a Coral Seafood restaurant and the restoration of a former school maintenance building into a first floor restaurant with office space on the second and third floors. The site is located less than a mile from Union Station, an intermodal transportation center that provides ten round-trip commuter rail trains per day from Worcester to Boston. In addition to the commuter rail, Union Station also features Amtrak, taxi, and intra- and inter-City bus services.

Although it is not designated on the National Register of Historical Places, the former Adams Street School is listed in the Massachusetts Historical Commission database as having educational and architectural significance. Constructed in 1896 and historically used as a school building, the 56,800 square foot parcel contains a 23,482 square foot building as well as paved areas and landscaping. The population within a one-mile radius exceeds 15,000 people. The site enjoys excellent access to Interstate 290 and Route 9. The site is bounded by Adams Street to the west, Imperial Road to the east, Belmont Street to the north, and Shrewsbury Street to the south.



***GIS map showing parcel location**

The property is served by public water and sewer. Land use surrounding the site is generally residential. One commercial property is located southwest of the site. According to an ASTM Phase I Environmental Site Assessment, with the exception of minor amounts of cleaning supplies, hazardous materials were not previously stored on the site. A 20,000-gallon heating oil storage tank, installed in 1974, is located on site in a below-grade room south of and adjacent to the main building. Releases of oil or hazardous materials are not known to have occurred at the site.

The ASTM Phase I Environmental Site Assessment noted in the previous paragraph is available for review in the City of Worcester's Economic Development Division, 44 Front Street, Suite 530, during open business hours (8:30 AM-5:00 PM).

SECTION III. EVALUATION CRITERIA:

1. Procedures: The Purchaser/Developer(s) will be selected in accordance with the procedures established by this RFP. After the deadline for submission of proposals to the City of Worcester Purchasing Department, all proposals shall be reviewed for compliance with the Mandatory Criteria listed in the Notice to Proposers and the Minimum Evaluation Criteria listed below. All proposals will be reviewed by the Chief Procurement Officer or his/her designee as well as by representatives from the City Manager's Office of Economic and Neighborhood Development and the Treasurer and Collector of Taxes (for a determination with respect to Paragraph 19 in the Notice to Proposers for this RFP).

Any proposal failing to satisfy any portion of the Mandatory and Minimum Evaluation Criteria will be rejected. Proposals will then be reviewed against the Comparative Evaluation Criteria and a joint recommendation will be made by the Chief Procurement Officer or his/her designee and the Director of Economic Development. The City Manager will subsequently make the final designation of the winning proposal.

2. Minimum Evaluation Criteria: Each offer to purchase and develop the property contained in this RFP shall include the following information. Proposals not including all of this information, or with insufficient information to meet the criteria described below, shall be eliminated from further consideration. See Section V for checklist and proposal submission format.

a. Letter of Intent/Offer to Purchase: Proposers must submit a letter indicating an offer to purchase and specify the intended re-use of the property bid on, but its actual monetary offer shall be contained and submitted in a separate sealed envelope (See this section- Paragraph 2(g)). This letter should also specify whether the Proposer is offering to purchase the property "as-is," without conditions. Any contingencies shall be clearly stated in the proposal; the City will not consider nor allow later contingencies to the Proposer's obligation to consummate the purchase of the property awarded. The letter should also include a commitment, upon execution of a Development Agreement, to secure the property and remove and properly dispose of all debris located on the property. The proposal shall commit the selected Purchaser/Developer to complete the securing of the property and removal of above ground debris within forty-five (45) days of the Development Agreement. The Proposer must also include within the proposal an ongoing commitment, upon the execution of the Development Agreement, to assume responsibility for the maintenance of the property until redevelopment is complete. The Letter of Intent/Offer to Purchase must be signed by the person(s) with authority to contractually bind an offer to purchase on behalf of the Purchaser/Developer.

b. Description of the Purchaser(s): A description of the entity submitting the proposal must include, if not an individual, the name of all partners, corporate name(s), and dba(s) if applicable, and the pertinent address and telephone number; names and addresses of all investors/shareholders and officers of the corporation; names and titles of persons with the authority to contractually bind an offer to purchase with proof of authority by corporate vote or other. The description of the Proposer shall also include the following information:

- Experience and qualifications of the Proposer in (re)developing, selling, owning and managing real estate.
- Experience and qualifications of the Proposer's anticipated development team.
- Experience and qualifications of the Proposer or Proposer's anticipated development team in adaptive reuse of existing buildings.

- c. Proposed Reuse(s):** Proposers must describe the respective proposed reuse(s) of the property for which a bid is submitted. The description should include:

If for housing:

- The number and types of units the anticipated new construction will produce.
- The approximate size and floor plan of each unit.
- The number of bedrooms in each unit.
- The proposed sale prices or asking rents for each proposed unit, itemized by bedroom size and/or size in square feet.
- The intended number and/or percentage of the total units which will be affordable as restricted by deed or affordable housing covenant, if applicable.

If for other by-right uses:

- Proposed type of business (Family day care/day care center/ nursing home, etc.).
- Anticipated number and type of new jobs the business will generate.

The description shall also include:

- Anticipated energy efficiency specifications in the scope of work.
- Anticipated "environmentally friendly" construction materials and treatments that will be used.
- Anticipated improvements to health and safety in scope of work, including any environmental issues that may need to be addressed.
- Anticipated building and landscape design considerations that will complement the neighborhood's existing land uses and building stock.
- Proposed public art displays that will enhance the quality of the project.
- All other improvements that will contribute to and sustain the property's quality.
- A plan to address traffic and off-street parking enhancements to the neighborhood.
- Evidence of support and/or involvement in the proposed project from recognized resident, civic, and business groups.

- d. Disclosure Statement:** The Disclosure Statement (See Exhibit B) must be completed and included with the proposal.

- e. Financial Plan(s):** All Proposers must submit a development pro-forma which identifies all anticipated sources and uses of funds, including public and private debt and equity financing, and all anticipated acquisition, construction, and general development costs.

- The financial plan should also address any demolition, remediation, and 21E issues, including any financial commitments earmarked for site cleanup and a time-frame within which to accomplish the cleanup for the contemplated end use.
- f. Use of Site(s):** The property is subject to zoning restrictions and requirements respective to the RG-5.0 zone, or special permit/variances as needed.
- g. Price:** The actual monetary offer shall be contained and submitted in a separate sealed envelope. The City of Worcester prefers that the purchase be in the form of a single payment, deposit notwithstanding, rendered at the time of closing. However, the City will consider alternative financing plans or revenue sharing options for the purchase of the property. Examples could include, but are not limited to, a deed restriction on each redeveloped unit giving the City a percentage of the sale and resale prices for a set period of years or a base bid with an escalator clause tied to the initial sale of the redeveloped units. Notwithstanding the prior sentence, however, all Proposers must be capable and willing, should a proposed alternative not prove acceptable to the City for any reason, to provide a single payment at the time of closing.
- h. Timetable:** The proposal shall provide a schedule indicating timelines for the purchase, assembly of construction financing commitments, redevelopment of the site, and expected occupancy of the property. The disposition of the property shall take place within ninety (90) days following the execution of a Development Agreement.

COMPARATIVE EVALUATION CRITERIA: Each proposal meeting the Minimum Evaluation Criteria shall be further evaluated and rated according to the Comparative Evaluation Criteria in order to determine the relative merits of each proposal. The review will cover the objectives listed below. Within each category, the degree to which the proposal satisfies the stated objective shall be reviewed and rated on a system of “Highly Advantageous”, “Advantageous”, and “Not Advantageous”.

I. PROPOSAL TO PURCHASE/PROPOSED REUSE

Highly Advantageous - The proposal that most clearly demonstrates the viable, taxable reuse of the respective property as evidenced by:

- Providing a clear preliminary scope of costs from a qualified source.
- Providing specifications for energy efficiency for the proposed new construction.
- Providing specifications, which detail the use of "environmentally friendly" building materials, treatments and systems.
- Providing building designs, landscaping, and parking that are compatible with the existing neighborhood and of high quality.
- Providing evidence of support and/or involvement in the proposed project from recognized resident, civic, and business groups.

- Providing a fair and affirmative marketing plan for re-selling/renting the property (for housing only).
- Providing a plan to purchase and redevelop this property as well as the property located at 13 Dartmouth Street simultaneously. Concurrent with this RFP, the City is releasing an RFP for 13 Dartmouth Street. While not required, proposals that provide for a viable and acceptable development of both parcels will be viewed favorably.

Advantageous - The proposal that demonstrates a viable, taxable reuse of the respective property but does not specifically or clearly address one or more of the considerations listed in the *Highly Advantageous* category.

Not Advantageous - The proposal that does not demonstrate a viable, taxable reuse of the respective property as evidenced by a lack of specifics or unclear and unrealistic plans.

II. FINANCIAL PLAN

Highly Advantageous – The proposal that demonstrates approved or conditionally approved financing commitments, including, if applicable, necessary and feasible evidence of grants or public equity to both initiate and complete the redevelopment within a definitive timeframe.

Advantageous – The proposal that provides a feasible financing plan to initiate and complete redevelopment within a specified time-frame but for which only letters of interest are included as potential sources of private and public debt and equity financing.

Not Advantageous – The proposal that provides a feasible financing plan to initiate and complete redevelopment within a specified time-frame but for which no letters of interest or any other evidence is submitted indicating potential sources of private and public debt and equity financing. Please note that "self-professed" Proposer financing will not be considered sufficient evidence of financing.

III. PURCHASER/DEVELOPER EXPERIENCE

Highly Advantageous – The proposal that clearly demonstrates a minimum of ten years of experience and qualifications of the Proposer in successfully developing, selling, owning, and managing housing/affordable housing or commercial/industrial properties, as well the experience and qualifications of the Proposer's anticipated development team. Evidence of such experience could include a list of successful projects completed by type, address, and date completed, including names, addresses, and phone numbers of references.

Advantageous – The proposal that clearly demonstrates experience and qualifications of the Proposer in developing, selling, owning, and managing housing/affordable housing or commercial/industrial properties, as well as the experience and qualifications of the Proposer's anticipated development team. Evidence of such experience could include a list of successful projects completed by type, address, and when completed, including names, addresses, and phone numbers of references.

Not Advantageous – The proposal that states experience and qualifications of the Proposer or the Proposer's team in developing, selling, owning, and managing housing/affordable housing or commercial/industrial properties but does not provide supporting evidence.

SECTION IV. DISPOSITION OF PROPOSALS NOT ACCEPTED

The City reserves the right to reject any and all proposals to purchase for any reason or for no reason. In the event of any rejection, the City reserves the right to dispose of the proposal(s) in any manner.

SECTION V. CHECKLIST AND PROPOSAL SUBMISSION FORMAT

Proposers should review the following checklist to be sure that all necessary documentation is submitted. Proposals that do not contain all of the necessary documentation listed below will not be considered and shall be immediately rejected from further consideration. Proposers should also review Comparative Criteria to determine how proposals will be evaluated after meeting Minimum Evaluation Criteria. Proposers shall submit one (1) original and four (4) copies of their proposal and assemble in the same order as the list provided below.

Assembly Order of Proposals

1. Letter of Intent/Offer to Purchase.
 - Identify property for which the proposal is submitted.
 - Ensure that the proposal is signed by person with authority.
 - Specify whether offering to purchase without conditions and "as is."
 - Specify any contingencies.
 - Specify proposed reuse for property for which a bid is submitted.
 - Prove commitment to secure, clear, and provide ongoing maintenance for the property for which a bid is submitted.
 - Complete Bid Offer form (separate envelope, clearly marked – "Bid Offer").
2. Description of Proposer.
3. Proposed Reuse.

4. Financial Plan – sources and uses development pro-forma.
5. Timetable for assembly of financing, redevelopment, sale, and occupancy.
6. Disclosure Statement (form provided).
7. Bid Security – See Paragraph (4) of Notice to Proposers – Attach with Proposal under separate cover.
8. Statement certifying that Proposer is current on all tax, water, and sewer obligations.

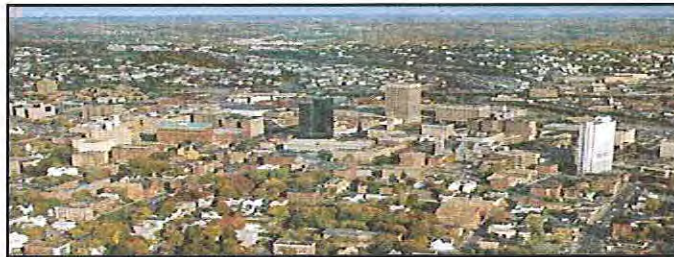
List of Exhibits to Request for Proposals

- Exhibit A: Zoning Table (information purposes only).
- Exhibit B: Disclosure Statement (complete and submit).
- Exhibit C: Statement of Terms (responsibility for property, etc.).
- Exhibit D: Bid Offer Form.

Request for Proposals Property Sale and Development



*Former Multiple Intelligences School
13 Dartmouth Street
Worcester, Massachusetts*



Michael V. O'Brien
City Manager

Julie A. Jacobson
Assistant City Manager for Economic and Neighborhood Development

Timothy J. McGourthy
Director of Economic Development

Project Manager:
Heather Kamyck

Overview

A robust, vibrant City in the heart of the Commonwealth of Massachusetts, Worcester combines the warmth of a small town and the convenience of a thriving city. As the second largest city in Massachusetts and the third largest city in New England, Worcester boasts diverse neighborhoods, distinguished colleges and cultural institutions, and a proud history of innovation and enterprise. With its close proximity to Boston, MA, Springfield, MA, Providence, RI, and Hartford, CT, and over six million people living within a 50-mile radius, Worcester is at a crossroads, providing unique opportunities for growth and development.

As a manufacturing and innovation giant for over two centuries, Worcester has transformed itself into a leader in biotechnology, advanced manufacturing, information technology, health care, and medical research. Worcester is well-poised for success, due to a number of factors that make the city a natural environment for development: major investments in transportation projects, such as the Massachusetts Turnpike/Route 146 Interchange and the magnificently renovated Union Station, an intermodal center providing commuter rail to Boston, as well as Amtrak service to Boston and New York, and intra- and inter-City bus services; a wealth of intellectual capital with its renowned colleges, universities, and cultural institutions; a competitively priced housing market; a strong primary and secondary school system, including a state-of-the-art \$90 million vocational high school; an increasingly educated workforce; and, a deep-rooted commitment to public/private partnerships. Together, these strengths have led to unprecedented investment in the city.

Worcester is in the midst of an investment boom with more than \$1.3 billion of both private and public projects currently under construction or planned. The \$26 million, 2,300-seat Hanover Theatre for the Performing Arts located in the heart of Downtown is expected to open its doors to theater-goers by early 2008, the public and private partnership behind Worcester Polytechnic Institute's Life Sciences and Bio-Engineering Center at Gateway Park will garner a \$90 million, 120,000 square foot facility for research and development, the \$25 million, 200-room Hilton Garden Inn adjacent to the DCU Center opened to patrons this past fall, and the \$95 million, 258,000 square foot expansion at the University of Massachusetts Medical School will increase Worcester's standing as one of the nation's leading centers for medical advancements. In addition to these development projects, CitySquare, the largest mixed-use downtown development to occur in the Commonwealth outside of Greater Boston, is a \$563 million revitalization effort which will transform over 20 acres of the Downtown into over 2.2 million square feet of commercial, retail, residential, entertainment, and hotel uses for residents and visitors of Worcester.

PURCHASING DEPARTMENT
CITY OF WORCESTER
ROOM 404, CITY HALL
WORCESTER, MA 01608
508-799-1220

ISSUANCE DATE:
RFP NO.: 4483-J7

John C. Orrell, C.P.M., CPPO
Purchasing Agent

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER
REQUEST FOR PROPOSALS
NOTICE TO PROPOSERS

RFP TITLE: Property Sale and Development of the 13 Dartmouth Street Site

All proposals are subject to the terms, conditions, and specifications herein set forth:

1. The City of Worcester, through the City Manager's Economic Development Division, is offering for sale one (1) surplus property located at 13 Dartmouth Street, containing a former Worcester public school building and its associated grounds. The City is seeking qualified Purchasers/Developers to redevelop the school building and grounds per requirements contained herein. The site is zoned Residence, General (RG-5.0). Redevelopment must be consistent with permitted by-right uses and special permit uses within the zoning district and in conformance with all restrictions under Section I: Declaration of Restrictions.

Address	MBL	Parcel Size	Building Size	Zoning
13 Dartmouth Street	18-011-27+28	40,500 sf	19,600 sf	RG-5.0: by-right uses, special permit uses, and all conditions and restrictions under Section I

2. Proposals are due at the City of Worcester Purchasing Department, Room 404, City Hall, Worcester, Massachusetts 01608 no later than March 14, 2007, at 10:00 AM.
3. Property Viewing Schedule:

Address	MBL	Description	Viewing Date/Time
13 Dartmouth Street	18-011-27+28	School building and grounds	Tuesday, February 6, 2007 at 11:30 AM

4. A certified check made payable to the "City Treasurer, City of Worcester" in the amount of 10% of the purchase price as bid security must accompany this proposal. This must be submitted under separate sealed cover marked "Proposal Security." In the case of default, the surety shall be forfeited to the City as liquidated damages.
5. Any prospective Proposer requesting a change in or interpretation of existing specifications or terms and conditions must do so within 5 days (Saturdays, Sundays, and Legal Holidays excluded) before scheduled proposal opening date. All requests are to be in writing to the Purchasing Department and are to be in duplicate. No changes will be considered or any interpretation issued unless the request is submitted to the Purchasing Agent within 5 days (Saturdays, Sundays, and Legal Holidays excluded) before scheduled proposal submission date. Any inquiries related to technical or contractual matters must be submitted in writing to:

Mr. John C. Orrell, C.P.M., Purchasing Agent
City of Worcester, City Hall
455 Main Street, Room 404
Worcester, MA 01608

6. Nothing herein is intended to exclude any responsible Proposer or in any way restrain competition. All responsible Purchasers/Developers are encouraged to submit proposals. The City encourages participation by Minority and Women Owned Business Enterprises (M/WBE).
7. The following meanings are attached to the defined words then used in the Request for Proposals (RFP).
 - a) "City" means the City of Worcester, Massachusetts.
 - b) "Proposer" means the person, firm, or corporation submitting a proposal in response to these specifications.
 - c) "Minimum and Mandatory Evaluation Criteria" means the criteria for determining responsiveness and responsibility considered to be essential to satisfactory completion of the project.
 - d) "Comparative Evaluation Criteria" means the criteria for determining the relative merits of both the proposed plans and the proposed Purchasers/Developers.
 - e) "Purchaser/Developer" means the Proposer that takes title to the properties offered for sale by this RFP.
8. All materials submitted by a Proposer become the property of the City. The City is under no obligation to return any of the material submitted by a Proposer.
9. The selected Purchaser/Developer shall execute a Development Agreement with the City within 30 days from the Proposer's receipt of the City Manager's

designation of a winning proposal. The Purchaser/Developer shall thereafter tender the entire balance of the purchase price and accept delivery of the deed to the property awarded within 90 days from the execution of the Development Agreement. Notwithstanding the foregoing, the City, in its sole discretion, reserves the right to extend the sale and transfer of title beyond the 90-day deadline for extenuating circumstances.

10. Each proposal must remain in effect for 120 days from the deadline for submission. The City will decide upon acceptance within 120 days of submission.
11. It is understood and agreed that it shall be a material breach of any contract resulting from this RFP for the Purchaser/Developer to engage in any practice which shall violate any provision of Massachusetts General Laws, Chapter 151B, relative to discrimination in hiring, discharge, compensation, or terms, conditions, or privileges of employment because of race, color, religious creed, national origin, sex, age or ancestry.
12. The City reserves the right to accept or reject any or all of the proposals submitted and waive informalities and technicalities.
13. The Development Agreement referred to in Paragraph (9), above, will be drafted by the City's Law Department in compliance with the terms of the RFP, and may incorporate the terms of this RFP and of the proposal selected.
14. The Proposer must certify that no official or employee of the City of Worcester, Massachusetts, is pecuniarily interested in this proposal or in the Development Agreement which the Purchaser/Developer offers to execute or in expected profits to arise therefrom, unless there has been compliance with the provisions of M.G.L. Chapter 43, Section 27, and that this proposal is made in good faith without fraud or collusion or connection with any other person submitting a proposal.
15. Any proposal which is withdrawn after the time and date specified as the proposal due date under Paragraph (2) of this Notice to Proposers will be subject to forfeiture of the proposal security deposit required as specified in this Notice to Proposers under Paragraph (4).
16. The Purchaser/Developer shall not discriminate against any qualified employee or applicant for employment because of race, color, national origin, ancestry, age, sex, religion or medical handicap. The Purchaser/Developer agrees to comply with all applicable Federal and State Statutes, rules and regulations prohibiting discrimination in employment including: Title VII of the Civil Rights Acts of 1964; The Age Discrimination in Employment Act of 1967; Section 504 of the Rehabilitation Act of 1973; Massachusetts General Laws Chapter 151B, Section 4 (1) and all relevant administrative orders and executive orders.

- a) If a complaint or claim alleging violation by the Purchaser/Developer of such statutes, rules or regulations is presented to the Massachusetts Commission Against Discrimination (MCAD), the Purchaser/Developer agrees to cooperate with the MCAD in the investigation and disposition of such complaint or claim.
17. In the event of non-compliance with any of the provisions of this RFP on the part of the Proposer, the City shall impose such sanctions as it deems appropriate, including but not limited to the following:
 - a) Any Proposer who fails to comply with the listed provisions will be deemed unacceptable as failing to adhere to the RFP Requirements and may forfeit the security deposit outlined in Paragraph (4).
 18. The Purchaser/Developer shall not assign, transfer, sublet, convey or otherwise dispose of any contract which results from this RFP, or its right, title or interest therein or its power to execute the same to any other person, firm, partnership, company or corporation without the previous consent in writing of the City. Should the Purchaser/Developer attempt any of the above without written consent of the City, the City reserves the right to declare the Purchaser/Developer in default and terminate the Development Agreement for cause.
 19. The City shall disqualify from review any and all Proposers, which are determined to be, by the Treasurer and Collector of Taxes, not current on real estate taxes and water and sewer fees, which have accrued to the Proposer's properties during the time the Proposer has been the owner of record of such properties. The term "current" in the preceding sentence means that Proposers shall not owe, at the time of submission, real estate taxes, water fees, and sewer fees for all the Proposer's properties other than taxes, water fees, and sewer fees that have accrued in the current fiscal year and liens or arrearages accrued to such properties while owned by someone other than the Proposer. Upon receipt of all proposals, the Purchasing Department shall provide the Treasurer and Collector of Taxes with the names of all Proposers for the Treasurer to review their status with respect to the provisions of this paragraph. The Treasurer and Collector of Taxes shall have the sole discretion to determine which Proposers are current and which are not with respect to the provisions of this paragraph. After review, the Treasurer shall then provide for the Purchasing Department the names of all Proposers determined to be current or not current.
 20. The City will host a bidders conference for all interested Proposers at the following time, date, and place:

Bidders Conference - RFP No: 4483-J7

Tuesday, February 6, 2007 at 11:30 AM
Multiple Intelligences School, 13 Dartmouth Street, Worcester, MA

***REQUEST FOR PROPOSALS
PROPERTY SALE AND DEVELOPMENT***

*MULTIPLE INTELLIGENCES SCHOOL, 13 DARTMOUTH STREET
WORCESTER, MASSACHUSETTS*



INTRODUCTION:

The City of Worcester, through the City Manager's Economic Development Division, is offering for sale the property listed in the table below.

Address	MBL	Parcel Size	Building Size	Zoning
13 Dartmouth Street	18-011-27+28	40,500 sf	19,600 sf	RG-5.0: by-right uses, special permit uses, and all conditions and restrictions under Section I

The City is seeking proposals from qualified developers to purchase and redevelop the existing school building and grounds located at 13 Dartmouth Street in accordance with by-right uses and special permit uses allowed in the Residence, General (RG-5.0) zoning district and with all conditions herein.

Comparative criteria will be used to decide the relative merits of all responsive and responsible Proposers and proposals.

The City makes no representations with respect to any zoning and building code restrictions and requirements that may impact the development of this particular property. The City also makes no representations with respect to the existence or nonexistence of any known or unknown code violations, demolition orders, or municipal liens affecting this particular property.

SECTION I. DECLARATION OF RESTRICTIONS

1. The sale of this property is subject to any easements existing and required for street, sewer, and water or any other public purposes abutting and within said property.
2. The Purchaser/Developer shall be responsible for providing and paying for all title work and for paying for a survey of the parcel of land, if necessary, with that survey being subject to the approval of the City of Worcester.
3. All proposals for redevelopment must be for a taxable reuse.
4. Architectural alterations and/or additions to the building are permissible as approved by the relevant and appropriate regulatory body (e.g. Planning Board, Zoning Board of Appeals, and Historical Commission).
5. Conditional bids are permissible, although preference will be given to unconditioned bids.

6. A reversion clause of 12 months will be imposed upon the City's designation of a Purchaser/Developer. Once selected, the Purchaser/Developer must obtain the required permits within the aforementioned time period or the property will revert back to City and the security deposit shall be forfeited.
7. Proposals that incorporate open space and/or utilize green building techniques as they fit the needs of the neighborhood will be given preference.
8. The selected Purchaser/Developer is responsible for providing adequate parking based on zoning requirements.

SECTION II. PROPERTY DESCRIPTION/SITE CHARACTERISTICS

The City of Worcester, through the City Manager's Economic Development Division, is soliciting proposals from experienced, qualified, and capable developers interested in purchasing and redeveloping the former school building property located at 13 Dartmouth Street. The sale of this property is to be sought through a Request for Proposals (RFP) process per M.G.L. c. 30B.

Situated just off Plantation Street, this particular parcel is ripe for development and is positioned in a key location of the City. It is a short distance from Shrewsbury Street and Grafton Street, both commercial in nature with restaurants and retail. Shrewsbury Street, often known as "Restaurant Row," boasts more than \$5 million in public investment for infrastructure and streetscape improvements that have assisted in creating a new environment for conversion of older mill buildings into restaurants and housing developments. Union Station, an intermodal transportation center just off Shrewsbury Street in Washington Square, provides ten round-trip commuter rail trains per day from Worcester to Boston. In addition to the commuter rail, Union Station also features Amtrak, taxi, and intra- and inter-City bus services.

The former Dartmouth Street School is designated in the National Register of Historical Places, as well as the Massachusetts Historical Commission database as having educational, community, and architectural significance. Constructed in 1894 and historically used as a school building, the 40,500 square foot parcel contains a 19,600 square foot building as well as paved areas and landscaping. The population within a half-mile radius exceeds 1,000 people. The site enjoys excellent access to Interstate 290 and Route 122. The site is bounded by Almont Avenue to the west, Ingleside Avenue to the east, Clarendon Street to the north, and Dartmouth Street to the south. The property is served by public water and sewer. Land use surrounding the site is generally residential. Presently heated by natural gas, the building was previously heated by fuel oil. With the exception of minor amounts of cleaning supplies, hazardous materials were not previously stored on site.



GIS map showing parcel location

The site is identified in the Massachusetts Department of Environmental Protection's (DEP) database of sites with reportable releases. In December 1996, a release of fuel oil was discovered at the building. Fuel oil migrated from a pipe chase in the boiler room to soil under the school and a retaining wall east of the site of the building. DEP was notified and response actions included site assessment and removal of oil-impacted soil from the site.

A Method 3 Risk Assessment was completed and analysis of groundwater and indoor air samples indicate that the impacted soil is not adversely affecting groundwater or indoor air. This analysis indicates that a level of "no significant risk" exists at the site under use as an elementary school or as a multi-family residential property. Currently, an Activity and Use Limitation (AUL), dated October 14, 2004, is imposed on the site barring any disturbance and/or relocation of oil-impacted soil located directly below the building and paved areas, or below a depth of four feet from surface grades in unpaved areas.

An ASTM Phase I Environmental Site Assessment conducted in August 2006 is available for review in the office of the City of Worcester's Economic Development Division, 44 Front Street, Suite 530, during open business hours (8:30 AM-5:00 PM).

SECTION III. EVALUATION CRITERIA:

1. Procedures: The Purchaser/Developer(s) will be selected in accordance with the procedures established by this RFP. After the deadline for submission of proposals to the City of Worcester Purchasing Department, all proposals shall be reviewed for compliance with the Mandatory Criteria listed in the Notice to Proposers and the Minimum Evaluation Criteria listed below. All proposals will be reviewed by the Chief Procurement Officer or his/her designee as well as by representatives from the City Manager's Office of Economic and Neighborhood Development and the Treasurer and Collector of Taxes (for a determination with respect to Paragraph 19 in the Notice to Proposers for this RFP).

Any proposal failing to satisfy any portion of the Mandatory and Minimum Evaluation Criteria will be rejected. Proposals will then be reviewed against the Comparative Evaluation Criteria and a joint recommendation will be made by the Chief Procurement Officer or his/her designee and the Director of Economic Development. The City Manager will subsequently make the final designation of the winning proposal.

2. Minimum Evaluation Criteria: Each offer to purchase and develop the property contained in this RFP shall include the following information. Proposals not including all of this information, or with insufficient information to meet the criteria described below, shall be eliminated from further consideration. See Section V for checklist and proposal submission format.

- a. Letter of Intent/Offer to Purchase:** Proposers must submit a letter indicating an offer to purchase and specify the intended re-use of the property bid on, but its actual monetary offer shall be contained and submitted in a separate sealed envelope (See this section--Paragraph 2(g)). This letter should also specify whether the Proposer is offering to purchase the property "as-is," without conditions. Any contingencies shall be clearly stated in the proposal; the City will not consider nor allow later contingencies to be imposed prior to the transfer of the awarded property. The letter should also include a commitment to, upon execution of a Development Agreement, secure the property and remove and properly dispose of all debris located on the property. The proposal shall commit the selected Purchaser/Developer to complete the securing of the property and removal of above ground debris within forty-five (45) days of the Development Agreement. The Proposer must also include within the proposal an ongoing commitment, upon the execution of the Development Agreement, to assume responsibility for the maintenance of the property until redevelopment is complete. The Letter of Intent/Offer to Purchase must be signed by the person(s) with authority to contractually bind an offer to purchase on behalf of the Purchaser/Developer.
- b. Description of the Purchaser(s):** A description of the entity submitting the proposal must include, if not an individual, the name of all partners, corporate name(s), and dba(s) if applicable, and the pertinent address and telephone

number; names and addresses of all investors/shareholders and officers of the corporation; names and titles of persons with the authority to contractually bind an offer to purchase with proof of authority by corporate vote or other. The description of the Proposer shall also include the following information:

- Experience and qualifications of the Proposer in (re)developing, selling, owning and managing real estate.
- Experience and qualifications of the Proposer's anticipated development team.
- Experience and qualifications of the Proposer or Proposer's anticipated development team in adaptive reuse of existing buildings.

c. Proposed Reuse(s): Proposers must describe the respective proposed reuse(s) of the property for which a bid is submitted. The description should include:

If for housing:

- The number and types of units the anticipated new construction will produce.
- The approximate size and floor plan of each unit.
- The number of bedrooms in each unit.
- The proposed sale prices or asking rents for each proposed unit, itemized by bedroom size and/or size in square feet.
- The intended number and/or percentage of the total units which will be affordable as restricted by deed or affordable housing covenant, if applicable.

If for other by-right uses:

- Proposed type of business (family daycare/daycare center/nursing home, etc.).
- Anticipated number and type of new jobs the business will generate.

The description shall also include:

- Anticipated energy efficiency specifications in the scope of work.
- Anticipated "environmentally friendly" construction materials and treatments that will be used.
- Anticipated improvements to health and safety in scope of work, including any environmental issues that may need to be addressed.
- Anticipated building and landscape design considerations that will complement the neighborhood's existing land uses and building stock.
- Proposed public art displays that will enhance the quality of the project.
- All other improvements that will contribute to and sustain the property's quality.

- A plan to address traffic and off-street parking enhancements to the neighborhood.
 - Evidence of support and/or involvement in the proposed project from recognized resident, civic, and business groups.
- d. Disclosure Statement:** The Disclosure Statement (See Exhibit B) must be completed and included with the proposal.
- e. Financial Plan(s):** All Proposers must submit a development pro-forma which identifies, in detail, all anticipated sources and uses of funds, including public and private debt and equity financing, and all anticipated acquisition, construction, and general development costs.
- The financial plan should also address any demolition, remediation, and 21E issues, including any financial commitments earmarked for site cleanup and a time-frame within which to accomplish the cleanup for the contemplated end use.
- f. Use of Site(s):** The property is subject to zoning restrictions and requirements respective to the RG-5.0 zone, or special permit/variances as needed.
- g. Price:** The actual monetary offer shall be contained and submitted in a separate sealed envelope. The City of Worcester prefers that the purchase be in the form of a single payment, deposit notwithstanding, rendered at the time of closing. However, the City will consider alternative financing plans or revenue sharing options for the purchase of the property. Examples could include, but are not limited to, a deed restriction on each redeveloped unit giving the City a percentage of the sale and resale prices for a set period of years, or a base bid with an escalator clause tied to the initial sale of the redeveloped units. Notwithstanding the prior sentence, however, all Proposers must be capable and willing, should a proposed alternative not prove acceptable to the City for any reason, to provide a single payment at the time of closing.
- h. Timetable:** The proposal shall provide a schedule indicating timelines for the purchase, assembly of construction financing commitments, redevelopment of the site, and expected occupancy of the property. The disposition of the property shall take place within ninety (90) days following the execution of a Development Agreement.

COMPARATIVE EVALUATION CRITERIA: Each proposal meeting the Minimum Evaluation Criteria shall be further evaluated and rated according to the Comparative Evaluation Criteria in order to determine the relative merits of each proposal. The review will cover the objectives listed below. Within each category, the degree to which the proposal satisfies the stated objective shall be reviewed and rated on a system of “Highly Advantageous,” “Advantageous,” and “Not Advantageous.”

I. PROPOSAL TO PURCHASE/PROPOSED REUSE

Highly Advantageous - The proposal that most clearly demonstrates the viable, taxable reuse of the respective property as evidenced by:

- Providing a clear preliminary scope of costs from a qualified source.
- Providing specifications for energy efficiency for the proposed new construction.
- Providing specifications, which detail the use of "environmentally friendly" building materials, treatments and systems.
- Providing building design, landscape, and parking that are compatible with the existing neighborhood and of high quality.
- Providing evidence of support and/or involvement in the proposed project from recognized resident, civic, and business groups.
- Providing a fair and affirmative marketing plan for re-selling/renting the property (for affordable housing only).
- Providing a plan to purchase and redevelop this property as well as the property located at 28 Adams Street simultaneously. Concurrent with this RFP, the City is releasing an RFP for 28 Adams Street. While not required, proposals that provide for viable and acceptable development of both parcels will be viewed favorably.

Advantageous - The proposal that demonstrates a viable, taxable reuse of the respective property but does not specifically or clearly address one or more of the considerations listed in the *Highly Advantageous* category.

Not Advantageous - The proposal that does not demonstrate a viable, taxable reuse of the respective property as evidenced by a lack of specifics or unclear and unrealistic plans.

II. FINANCIAL PLAN

Highly Advantageous – The proposal that demonstrates approved or conditionally approved financing commitments, including, if applicable, necessary and feasible evidence of grants or public equity to both initiate and complete the redevelopment within a definitive timeframe.

Advantageous – The proposal that provides a feasible financing plan to initiate and complete redevelopment within a specified time-frame but for which only letters of interest are included as potential sources of private and public debt and equity financing.

Not Advantageous – The proposal that provides a feasible financing plan to initiate and complete redevelopment within a specified time-frame but for which no letters of interest or any other evidence is submitted indicating potential sources of private and public debt

and equity financing. Please note that "self-professed" proposer financing will not be considered sufficient evidence of financing.

III. PURCHASER/DEVELOPER EXPERIENCE

Highly Advantageous – The proposal that clearly demonstrates a minimum of ten years of experience and qualifications of the Proposer in successfully developing, selling, owning, and managing housing/affordable housing or commercial/industrial properties, as well the experience and qualifications of the Proposer's anticipated development team. Evidence of such experience could include a list of successful projects completed by type, address, and date completed, including names, addresses, and phone numbers of references.

Advantageous – The proposal that clearly demonstrates experience and qualifications of the Proposer in developing, selling, owning, and managing housing/affordable housing or commercial/industrial properties, as well as the experience and qualifications of the Proposer's anticipated development team. Evidence of such experience could include a list of successful projects completed by type, address, and when completed, including names, addresses, and phone numbers of references.

Not Advantageous – The proposal that states experience and qualifications of the Proposer or the Proposer's team in developing, selling, owning, and managing housing/affordable housing or commercial/industrial properties but does not provide supporting evidence.

SECTION IV. DISPOSITION OF PROPOSALS NOT ACCEPTED

The City reserves the right to reject any and all proposals to purchase for any reason or for no reason. In the event of any rejection, the City reserves the right to dispose of the proposal(s) in any manner.

SECTION V. CHECKLIST AND PROPOSAL SUBMISSION FORMAT

Proposers should review the following checklist to be sure that all necessary documentation is submitted. Proposals that do not contain all of the necessary documentation listed below will not be considered and shall be immediately rejected from further consideration. Proposers should also review Comparative Criteria to determine how proposals will be evaluated after meeting Minimum Evaluation Criteria. Proposers shall submit one (1) original and four (4) copies of their proposal and assemble in the same order as the list provided below.

Assembly Order of Proposals

1. Letter of Intent/Offer to Purchase.
 - Identify property for which the proposal is submitted.
 - Ensure that the proposal is signed by person with authority.
 - Specify whether offering to purchase without conditions and "as is."
 - Specify any contingencies.
 - Specify proposed reuse for property for which a bid is submitted.
 - Prove commitment to secure, clear, and provide ongoing maintenance for the property for which a bid is submitted.
 - Complete Bid Offer form (separate envelope, clearly marked – "Bid Offer").
2. Description of Proposer.
3. Proposed Reuse.
4. Financial Plan – sources and uses development pro-forma.
5. Timetable for assembly of financing, redevelopment, sale, and occupancy.
6. Disclosure Statement (form provided).
7. Bid Security – See Paragraph (4) of Notice to Proposers – attach with proposal under separate cover.
8. Statement certifying that Proposer is current on all tax, water, and sewer obligations.

List of Exhibits to Request for Proposals

- Exhibit A: Zoning Table (information purposes only).
- Exhibit B: Disclosure Statement (complete and submit).
- Exhibit C: Statement of Terms (responsibility for property, etc.).
- Exhibit D: Bid Offer Form.

RESIDENTIAL USE



28 Adams Street

Constructed in 1896, the Adams Street School is registered with the Massachusetts Historical Commission as having educational and architectural significance within the Commonwealth. This 56,800 square foot parcel contains a 23,482 square foot building, as well as paved areas and landscaping, providing a unique development opportunity within the city of Worcester.

Situated just off Shrewsbury Street, also known as Restaurant Row, this parcel is positioned in a key location of Worcester. Restaurant Row, with over 30 eateries, boasts more than \$5 million in public infrastructure and streetscape improvements. Private development initiatives within this area include the new 43-unit Biscuit Lofts condominium development, the renovation of a former car dealership into the Coral Seafood restaurant and Digital Credit Union bank, and the restoration of a former school maintenance building into a ground-floor restaurant with office space on the second and third floors.

The site is located within walking distance of Union Station, an intermodal transportation center that provides ten round-trip commuter rail trains per day from Worcester to Boston. In addition to the commuter rail, Union Station also features Amtrak, intra- and inter-city bus service, and taxis.



OFFICE OF ECONOMIC AND NEIGHBORHOOD DEVELOPMENT, ECONOMIC DEVELOPMENT DIVISION
 44 FRONT STREET, SUITE 530, WORCESTER, MASSACHUSETTS 01608
 TELEPHONE: 508-799-1400, EXT.3 FAX: 508-799-1524
 E-MAIL: DEVELOPMENT@CI.WORCESTER.MA.US
 WWW.WORCESTERMASS.ORG





28 Adams Street is bound by Adams Street to the west, Imperial Road to the east, Belmont Street to the north, and Shrewsbury Street to the south.

Allowable Uses:	Residential
Square Footage:	23,482
Typical Floor:	7,800 Square Feet
Land Area:	56,800 Square Feet
Stories:	3
Year Built:	1897
Parking:	Private On-Site
Zoning:	Residential General- 5.0
Owner:	City of Worcester 44 Front Street, Suite 530 Worcester, MA 01608
Contact:	Heather Kamyck
Phone:	508-799-1400, Ext. 238

Snapshot of Worcester

City Population:	175,898
FY06 Median Family Income (4 persons):	\$71,700
# of Public Schools (K-12):	52
# of Private Schools (K-12):	9
# of Colleges in Greater Worcester:	13
# of Students:	35,000
Median Sale Price (single family):	\$232,000
# of sales-2006 (single family):	1,065
Median Sale Price (condo):	\$175,000
# of sales-2006 (condo):	629
Fair Market Rent (1 bedroom):	\$731/month
FY06 Residential Tax Rate:	\$12.53 per \$1,000

Greater Worcester Community

Radius	Population
1 Mile	17,965
5 Mile	228,032
10 Mile	350,533
	Total Businesses
1 Mile	786
5 Mile	1,876
10 Mile	2,975



Worcester: The City on the Move

Worcester is in the midst of an investment boom, with more than \$1.3 billion of projects under construction or planned.

Select Development Activity

- **City Square**– The largest mixed-use downtown development to occur in the Commonwealth outside of Greater Boston, this \$563 million revitalization will transform over 20 acres of the Downtown into over 2.2 million sq. ft. of commercial, retail, residential, entertainment, and hotel uses for residents and visitors of Worcester.
- **Gateway Park**– This public and private partnership will garner a \$90 million, 120,000 sq. ft. facility for the Worcester Polytechnic Institute Life Sciences and Bio-Engineering Center and other mixed uses for the community.
- **Hanover Theatre for the Performing Arts**– The \$26 million, 2,300-seat theater restoration project located in the heart of the Downtown is expected to open its doors to theater-goers by early 2008.
- **McFaddens Restaurant & Saloon**– This \$1.2 million investment opened its doors in October, becoming the Downtown's new after-work and late-night entertainment venue.
- **Union Station**– Worcester's intermodal transportation center provides commuter rail service to over 1,200 daily train passengers traveling into Boston. Union Station also features Amtrak, intra- and inter-city bus service, and taxis. A \$12 million, 500-car parking garage is currently under site preparation.
- **Worcester Technical High School**– The \$90 million, state-of-the-art, 400,000 sq. ft. facility opened its doors in September to over 1,600 day students and 3,000 after-hours students.

RESIDENTIAL USE



13 Dartmouth Street

Constructed in 1894, the Dartmouth Street School is designated in the National Register of Historical Places, as well as the Massachusetts Historical Commission, as having educational, community, and architectural significance within the Commonwealth. This 40,500 square foot parcel contains a 19,600 square foot building, as well as paved areas and landscaping, providing a unique development opportunity within the city of Worcester.

Situated just off Plantation Street, this parcel is positioned in a key location of Worcester. The property is a short distance from Shrewsbury Street, also known as Restaurant Row, with over 30 eateries and boasting more than \$5 million in public infrastructure and streetscape improvements. The Dartmouth Street School is also within a short distance to the Massachusetts Biotechnology Research Park, home to more than 20 companies that generate over 1,900 jobs, and the University of Massachusetts Medical School, an institution with over 1,000 students in various programs.

The property is located within walking distance from Union Station, an intermodal transportation center that provides ten round-trip commuter rail trains per day from Worcester to Boston. In addition to the commuter rail, Union Station also features Amtrak, intra- and inter-city bus service, and taxis.



OFFICE OF ECONOMIC AND NEIGHBORHOOD DEVELOPMENT, ECONOMIC DEVELOPMENT DIVISION
 44 FRONT STREET, SUITE 530, WORCESTER, MASSACHUSETTS 01608
 TELEPHONE: 508-799-1400, EXT.3 FAX: 508-799-1524
 E-MAIL: DEVELOPMENT@CI.WORCESTER.MA.US
 WWW.WORCESTERMASS.ORG





13 Dartmouth Street is bound by Almont Avenue to the west, Ingleside Street to the east, Clarendon Street to the north, and Dartmouth Street to the south.

Allowable Uses:	Residential
Square Footage:	19,600
Typical Floor:	3,900 Square Feet
Land Area:	40,500 Square Feet
Stories:	5
Year Built:	1894
Parking:	Private On-Site
Zoning:	Residential General- 5.0
Owner:	City of Worcester 44 Front Street, Suite 530 Worcester, MA 01608
Contact:	Heather Kamyck
Phone:	508-799-1400, Ext. 238

Snapshot of Worcester

City Population:	175,898
FY06 Median Family Income (4 persons):	\$71,700
# of Public Schools (K-12):	52
# of Private Schools (K-12):	9
# of Colleges in Greater Worcester:	13
# of Students:	35,000
Median Sale Price (single family):	\$232,000
# of sales-2006 (single family):	1,065
Median Sale Price (condo):	\$175,000
# of sales-2006 (condo):	629
Fair Market Rent (1 bedroom):	\$731/month
FY06 Residential Tax Rate:	\$12.53 per \$1,000

Greater Worcester Community

Radius	Population
1 Mile	25,951
5 Mile	228,719
10 Mile	352,319
10 Mile	\$251,616
Total Businesses	
1 Mile	953
5 Mile	10,319
10 Mile	15,694



Worcester: The City on the Move

Worcester is in the midst of an investment boom, with more than \$1.3 billion of projects under construction or planned.

Select Development Activity

- **City Square**– The largest mixed-use downtown development to occur in the Commonwealth outside of Greater Boston, this \$563 million revitalization will transform over 20 acres of the Downtown into over 2.2 million sq. ft. of commercial, retail, residential, entertainment, and hotel uses for residents and visitors of Worcester.
- **Gateway Park**– This public and private partnership will garner a \$90 million, 120,000 sq. ft. facility for the Worcester Polytechnic Institute Life Sciences and Bio-Engineering Center and other mixed uses for the community.
- **Hanover Theatre for the Performing Arts**– The \$26 million, 2,300-seat theater restoration project located in the heart of the Downtown is expected to open its doors to theater-goers by early 2008.
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- **Worcester Technical High School**– The \$90 million, state-of-the-art, 400,000 sq. ft. facility opened its doors in September to over 1,600 day students and 3,000 after-hours students.

Table 4.1 - Permitted Uses By Zoning Districts Residential Use

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RS 10	SP	SP	Y	SP	Y	N	N	N	N	N	Y	SP	SP	N	N
RS 7	SP	SP	Y	SP	Y	N	N	N	N	N	Y	SP	SP	N	N
RL 7	SP	SP	Y	SP	Y	N	N	N	SP	SP	Y	Y	SP	SP	Y
RG 5	SP	SP	Y	SP	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y
BO 1	SP	SP	Y	SP	Y	SP	N	N	Y	Y	Y	Y	SP	Y	Y
BO 2	SP	SP	Y	SP	Y	SP	N	N	Y	Y	Y	Y	SP	Y	Y
BL 1	SP	Y	Y	Y	Y	SP	N	N	Y	Y	Y	Y	SP	Y	Y
BG 2	SP	Y	Y	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y
BG 3	SP	Y	Y	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y
BG 4	SP	Y	Y	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y
BG 6	SP	Y	Y	Y	Y	SP	N	Y	Y	N	N	N	SP	Y	Y
ML 0.5	N	N	Y	N	Y	N	N	N	N	N	N	N	SP	N	N
ML 1	N	N	Y	N	Y	N	N	N	N	N	N	N	SP	N	N
ML 2	N	N	Y	N	Y	N	N	N	N	N	N	N	SP	N	N
MG 0.5	N	N	Y	N	Y	N	N	N	N	N	N	N	SP	N	N
MG 1	N	N	Y	N	Y	N	N	N	N	N	N	N	SP	N	N
MG 2	N	N	Y	N	Y	N	N	N	N	N	N	N	SP	N	N
IP 0.33	N	N	Y	N	Y	N	N	N	N	N	N	N	SP	N	N
IN S	SP	Y	Y	Y	Y	N	N	N	SP	Y	Y	Y	SP	Y	Y
IN H	SP	Y	Y	Y	Y	N	N	N	SP	Y	Y	Y	SP	Y	Y
A 1	N	N	Y	N	Y	N	N	N	N	N	N	N	SP	N	N

Y = Yes; N = No; SP = Special Permit

1. Continuing care retirement community
2. Dormitory
3. Family day care home
4. Fraternity/sorority/cooperative residence
5. Group residence (general or limited)
6. Lodging house
7. Mobile homes
8. Multi-family dwelling, high rise
9. Multi-family dwelling, low rise
10. Single-family attached dwelling
11. Single-family detached dwelling
12. Single-family semi-detached dwelling
13. Temporary shelter
14. Three-family detached dwelling
15. Two-family detached dwelling

Table 4.1 - Permitted Uses By Zoning Districts General Use

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
RS 10	N	N	N	SP	Y	N	SP	N	N	SP	N	N	N	Y	N	SP	Y	N	SP	Y
RS 7	N	N	N	SP	Y	N	SP	N	N	SP	N	N	N	Y	N	SP	Y	N	SP	Y
RL 7	N	N	N	SP	Y	N	SP	N	N	SP	N	SP	N	Y	N	SP	Y	N	SP	Y
RG 5	N	N	SP	SP	Y	N	SP	N	Y	SP	N	Y	N	Y	N	SP	Y	N	SP	Y
BO 1	Y	N	Y	SP	Y	N	Y	Y	Y	SP	SP	Y	N	Y	SP	Y	Y	SP	Y	Y
BO 2	Y	N	Y	SP	Y	N	Y	Y	Y	SP	SP	Y	N	Y	SP	Y	Y	SP	Y	Y
BL 1	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	SP	Y	SP	Y	Y	SP	Y	Y
BG 2	Y	N	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y	SP	Y	SP	Y	Y	Y	Y	Y
BG 3	Y	N	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y	SP	Y	SP	Y	Y	Y	Y	Y
BG 4	Y	N	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y	SP	Y	SP	Y	Y	Y	Y	Y
BG 6	Y	N	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y	N	Y	SP	Y	Y	Y	Y	Y
ML 0.5	N	N	SP	SP	Y	SP	SP	SP	N	Y	Y	N	SP	Y	Y	SP	Y	Y	Y	Y
ML 1	N	N	SP	SP	Y	SP	SP	SP	N	Y	Y	N	SP	Y	Y	SP	Y	Y	Y	Y
ML 2	N	N	SP	SP	Y	SP	SP	SP	N	Y	Y	N	SP	Y	Y	SP	Y	Y	Y	Y
MG 0.5	N	N	SP	SP	Y	SP	SP	SP	N	Y	Y	N	SP	Y	Y	SP	Y	Y	Y	Y
MG 1	N	N	SP	SP	Y	SP	SP	SP	N	Y	Y	N	SP	Y	Y	SP	Y	Y	Y	Y
MG 2	N	N	SP	SP	Y	SP	SP	SP	N	Y	Y	N	SP	Y	Y	SP	Y	Y	Y	Y
IP 0.33	N	N	N	N	Y	SP	N	N	N	Y	Y	N	N	Y	N	N	Y	Y	Y	Y
IN S	N	N	N	N	Y	SP	Y	N	Y	Y	Y	N	N	Y	N	Y	Y	Y	Y	Y
IN H	N	N	Y	N	Y	SP	Y	N	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
A 1	N	N	N	N	Y	Y	N	N	N	N	Y	N	N	Y	N	N	Y	SP	Y	Y

Y = Yes; N = No; SP = Special Permit

1. Agriculture, horticulture, viticulture, floraculture on parcels less than five (5) acres
2. Cemetery, crematory, memorial park
3. Clinic
4. Club, lodge, other private grounds (non-profit and private)
5. Day care center
6. Heliport
7. Library/Museum (non-profit)
8. Library/Museum (profit)
9. Licensed hospital, sanatorium
10. Non-accessory residential parking
11. Non-residential parking facility (non-accessory)
12. Nursing or convalescent home/institution/facility
13. Open lot storage of more than one (1) unregistered automobile (in excess of seven (7) days)
14. Place of worship
15. Radio/TV transmission tower
16. Recreational/service facility (non-profit)
17. Schools (K-12, college, university, technical institute)---non-profit
18. Schools (vocational, professional, other)---profit
19. Transformer, pumping station, sub-station, telephone exchange
20. Any exempt religious or educational use (See Art. XIII; M.G.L. c.40A, s.3)

Table 4.1 - Permitted Uses By Zoning Districts Business Uses

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
RS 10	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
RS 7	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
RL 7	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	N
RG 5	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	SP	N
BO 1	N	N	Y	Y	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	N	N	SP	N	N
BO 2	N	N	Y	Y	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	N	N	SP	N	N
BL 1	N	SP	Y	Y	SP	SP	Y	SP	Y	Y	Y	SP	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	SP	Y	Y	SP	N
BG 2	N	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	Y	Y	Y	N
BG 3	N	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	Y	Y	Y	Y
BG 4	N	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	Y	Y	Y	Y
BG 6	SP	Y	Y	SP	Y	SP	Y	Y	Y	Y	Y	SP	N	Y	Y	SP	Y	Y	SP	Y	Y	Y	SP	Y	Y	Y	Y
ML 0.5	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	SP	SP	Y	Y
ML 1	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	SP	SP	Y	Y
ML 2	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	SP	SP	Y	Y
MG 0.5	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	SP	SP	Y	Y
MG 1	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	SP	SP	Y	Y
MG 2	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	SP	N	Y	Y	Y	Y	Y	SP	Y	Y	Y	SP	SP	SP	Y	Y
IP 0.33	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	Y
IN S	N	N	Y	Y	N	N	SP	SP	N	N	N	N	N	Y	N	N	N	N	N	Y	Y	N	SP	SP	Y	N	N
IN H	N	N	Y	Y	N	N	SP	SP	N	N	N	N	N	Y	N	N	N	Y	N	N	N	Y	N	SP	SP	N	N
A 1	N	N	SP	SP	Y	N	Y	Y	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N	Y	Y	N	Y

Y = Yes; N = No; SP = Special Permit

1. Adult book/merchandise store; adult motion picture theatre; nude dancing and/or entertainment
2. Animal hospital, clinic, pet shop
3. Bank, credit union
4. Bank, credit union with drive thru
5. Bus station or terminal, RR passenger station
6. Food service (drive-in/take out)
7. Food service (excludes consumption/sale of alcoholic beverages)
8. Food service (includes consumption/sale of alcoholic beverages) and or providing dancing and entertainment
9. Funeral undertaking establishment
10. In-door recreation, health club--profit
11. Indoor rental & service of equipment for home and recreational uses
12. Kennel
13. Marina
14. Motel, hotel, inn
15. Motor vehicle/trailer/boat sales, rental
16. Motor vehicle service repair, garage, display
17. Office, general (travel agency, auto driving school)
18. Office, professional
19. Outdoor recreation (for profit)
20. Package store (alcoholic beverage sale not to be consumed on premise)
21. Radio/TV studio
22. Research lab. w/o manufacturing abilities
23. Retailers greater than 50% display space outdoors

- 24. Retails sales, including retail with incidental fabrication assembly
- 25. Service shop, personal services
- 26. Theatre, motion picture theatre, concert hall
- 27. Wholesale business or storage conducted entirely within an enclosed structure (with noise, dust, fumes, gases and odors confined to the premises)

Table 4.1 - Permitted Uses By Zoning Districts Manufacturing Use

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RS 10	N	N	N	N	N	N	N	N	N	N	N	N	N	N
RS 7	N	N	N	N	N	N	N	N	N	N	N	N	N	N
RL 7	N	N	N	N	N	N	N	N	N	N	N	N	N	N
RG 5	N	N	N	N	N	N	N	N	N	N	N	N	N	N
BO 1	N	N	N	N	N	N	N	N	N	N	N	N	N	N
BO 2	N	N	N	N	N	N	N	N	N	N	N	N	N	N
BL 1	SP	N	N	SP	N	N	N	N	N	N	SP	N	N	N
BG 2	SP	N	N	Y	N	N	N	N	N	N	Y	N	SP	SP
BG 3	SP	N	N	Y	N	N	N	N	N	N	Y	N	SP	SP
BG 4	SP	N	N	Y	N	N	N	N	N	N	Y	N	SP	SP
BG 6	SP	N	SP	Y	N	N	N	N	N	N	Y	N	N	N
ML 0.5	SP	Y	SP	Y	SP	SP	SP	Y	N	SP	Y	Y	Y	Y
ML 1	SP	Y	SP	Y	SP	SP	SP	Y	N	SP	Y	Y	Y	Y
ML 2	SP	Y	SP	Y	SP	SP	SP	Y	N	SP	Y	Y	Y	Y
MG 0.5	SP	Y	SP	Y	SP	Y	SP	Y	N	SP	Y	Y	Y	Y
MG 1	SP	Y	SP	Y	SP	Y	SP	Y	N	SP	Y	Y	Y	Y
MG 2	SP	Y	SP	Y	SP	Y	SP	Y	N	SP	Y	Y	Y	Y
IP 0.33	N	N	N	Y	SP	N	N	N	N	N	N	N	N	N
IN S	N	N	N	N	N	N	N	N	N	N	N	N	N	N
IN H	N	N	N	N	N	N	N	N	N	N	N	N	N	N
A 1	N	N	N	Y	N	SP	SP	N	N	N	N	N	N	N

Y = Yes; N = No; SP = Special Permit

1. Auction house
2. Auto/truck body or paint shop
3. Flea market
4. Manufacturing, assembly, processing, packaging, research and other industrial operations provided standards in note to Table 4.1 (8) are met.
5. Manufacturing, assembly, processing, packaging, or other industrial operations not otherwise permitted above, provided there will not be a nuisance of such magnitude as to prevent a reasonable use for the purpose for which they are zoned.
6. Motor freight terminal; truck/trailer/bus storage or servicing
7. Open lot storage, underground storage, salvage, recycling operations, refuse transfer station facility: includes flammable liquids/gas
8. Rail freight terminal & accessory storage place
9. Rendering works and slaughter house
10. Stable
11. Steam laundry, dry cleaning, rug cleaning establishment or plant

12. Storage of materials and equipment not in enclosed buildings
(excluding flammable liquids, gas and/or explosives)

13. Truck sales/agencies/showroom

14. Truck servicing and repair garages

GIVE FULL NAMES AND RESIDENCES OF ALL PERSONS INTERESTED IN THE FOREGOING PROPOSAL.

(NOTICE: Give first and last name in full; in case of corporations, give corporate name and names of President, Treasurer, and Manager; and in case of firms give names of the individual members)

Name	Address	Zip Code
------	---------	----------

_____	_____	_____
_____	_____	_____
_____	_____	_____

KINDLY FURNISH THE FOLLOWING INFORMATION REGARDING BIDDER:

(1) If a Proprietorship

Name of Owner _____

Business Address _____

Zip Code _____ Telephone No. _____

Home Address _____

Zip Code _____ Telephone No. _____

(2) If a Partnership, Full names and addresses of all partners

Name

Address

Zip Code

_____	_____	_____
_____	_____	_____
_____	_____	_____

Business Address _____ Zip Code _____

Tel. No. _____

(3) If a Corporation

Full Legal Name: _____

State of Incorporation: _____ Qualified in Massachusetts? Yes _____ No _____

Principal Place of Business _____
Street P.O. Box

City/Town State Zip

Telephone No. _____

Place of Business in Massachusetts _____
Street P.O. Box

City/Town State Zip

Telephone No. _____

NOTE:

The Office of the Attorney General, Washington, D.C. requires the following information on all bid proposals amounting to \$1,000.00 or more.

E.I. Number of bidder _____

This number is regularly used by companies when filing their "EMPLOYER'S FEDERAL TAX RETURN, U.S." Treasury Department Form 941.

AUTHORIZED SIGNATURE OF BIDDER _____

TITLE _____

DATE _____

CERTIFICATE OF GOOD FAITH FORM AS REQUIRED BY M.G.L. c. 30B

UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 30B: SECTION 10, THE
FOLLOWING CERTIFICATION MUST BE PROVIDED:

Section 10. A person submitting a bid or a proposal for the procurement or disposal of supplies, or services to any governmental body shall certify in writing, on the bid or proposal, as follows:

" The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals."

(Please Print)

Name of Person Signing Bid

Signature of Person Signing Bid

Company

No award will be made without vendor certification of the above.

PRICE PROPOSAL

BIDDERS MAY BID ON EITHER OR BOTH PROPERTIES.

PROPERTY PURCHASE

CITY OF WORCESTER

ADAMS STREET SCHOOL

OFFER \$ _____

PROPERTY PURCHASE

CITY OF WORCESTER

DARTMOUTH STREET SCHOOL

OFFER \$ _____

Name of Bidder _____

Address of Bidder _____

Signature of Bidder _____

Disclosure of Beneficial Interests in Real Property Transaction

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by M.G.L. c. 7, S40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction: _____
(Name of jurisdiction)

2. Complete legal description of the property:

3. Type of transaction: ☐ sale ☐ lease or rental for _____ (terms):

4. Seller(s) or Lessor(s): _____

Purchaser(s) or Lessee(s): _____

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. *Note: If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclosed.*

Name

Address

_____	_____
_____	_____
_____	_____
_____	_____

(Continued on next page)

5. Continued

None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

Name

Title or position

_____	_____
_____	_____

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1. If this form is signed on behalf of a corporation, it must be signed by a duly authorized officer of that corporation.

The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Planning and Operations within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: _____

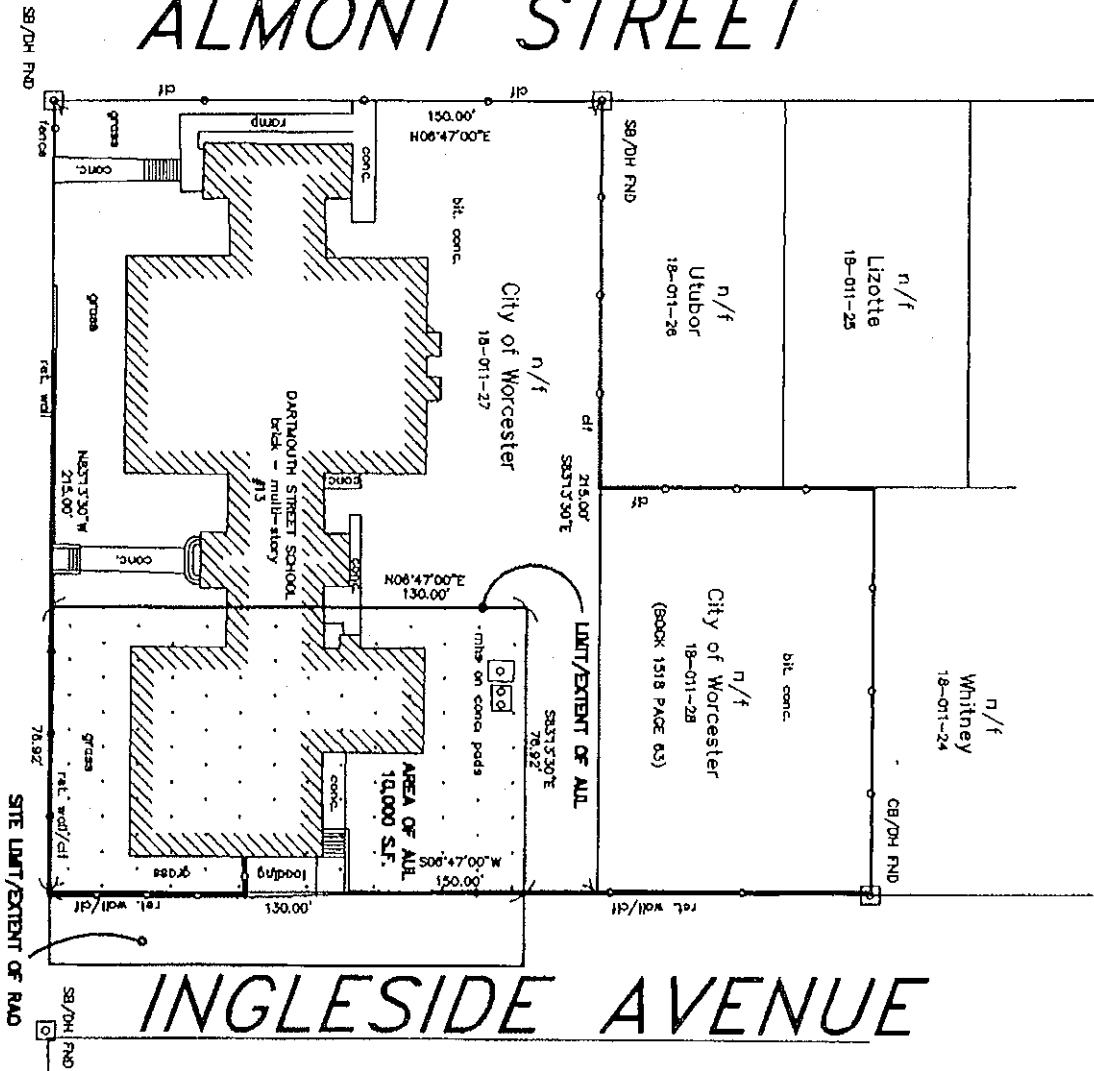
Printed name: _____

Title: _____

Date: _____



DARTMOUTH STREET



INGLESIDE AVENUE

B	REVISED EXHIBIT B - AUL				
A	EXHIBIT B - AUL				
CRIME	REASON FOR	CRIME	DATE	APPR.	DATE

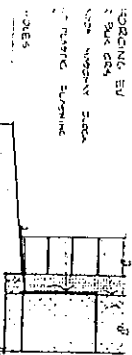
Clean Harbors

CITY OF WORCESTER PUBLIC SCHOOLS
DARTMOUTH STREET SCHOOL
WORCESTER, MASSACHUSETTS

SKETCH PLAN OF SITE & AUL

2542-C-13

2 JAMB

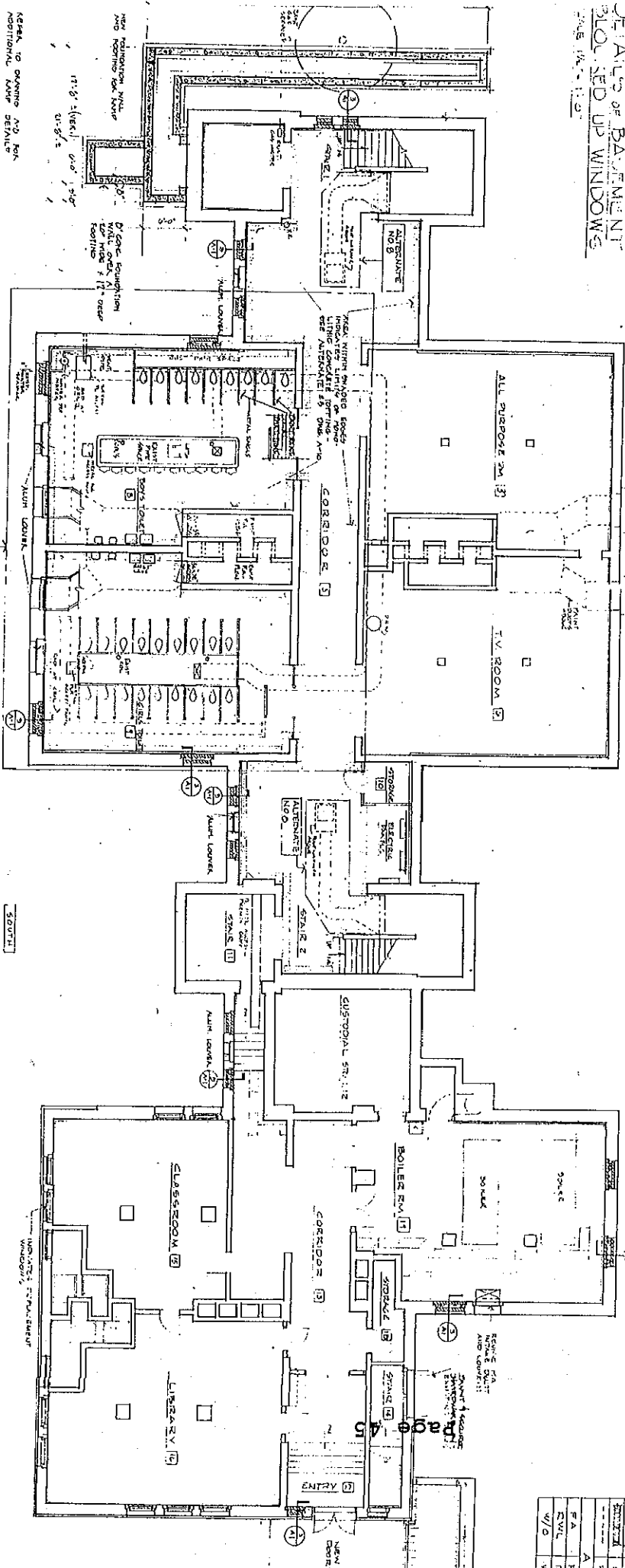


NO.	DESCRIPTION	QTY	UNIT
1	STORAGE	1	EA
2	BOILER RM	1	EA
3	TV ROOM	1	EA
4	NOTES	1	EA

REMOVE EXISTING INSULATION
REPLACE WITH NEW
REMOVE EXISTING
REPLACE WITH NEW

2 SILL

DETAILS OF BASEMENT
BLOCKED UP WINDOWS



REMOVE TO DRAWING AND SEE
ADDITIONAL WORK DETAILS

SEE ONE TO TWO
ASBESTOS
IN THIS AREA

7'-3" OUSE

Building Outline

DATE	1/1/74
BY	J. A. C.
FOR	W/O

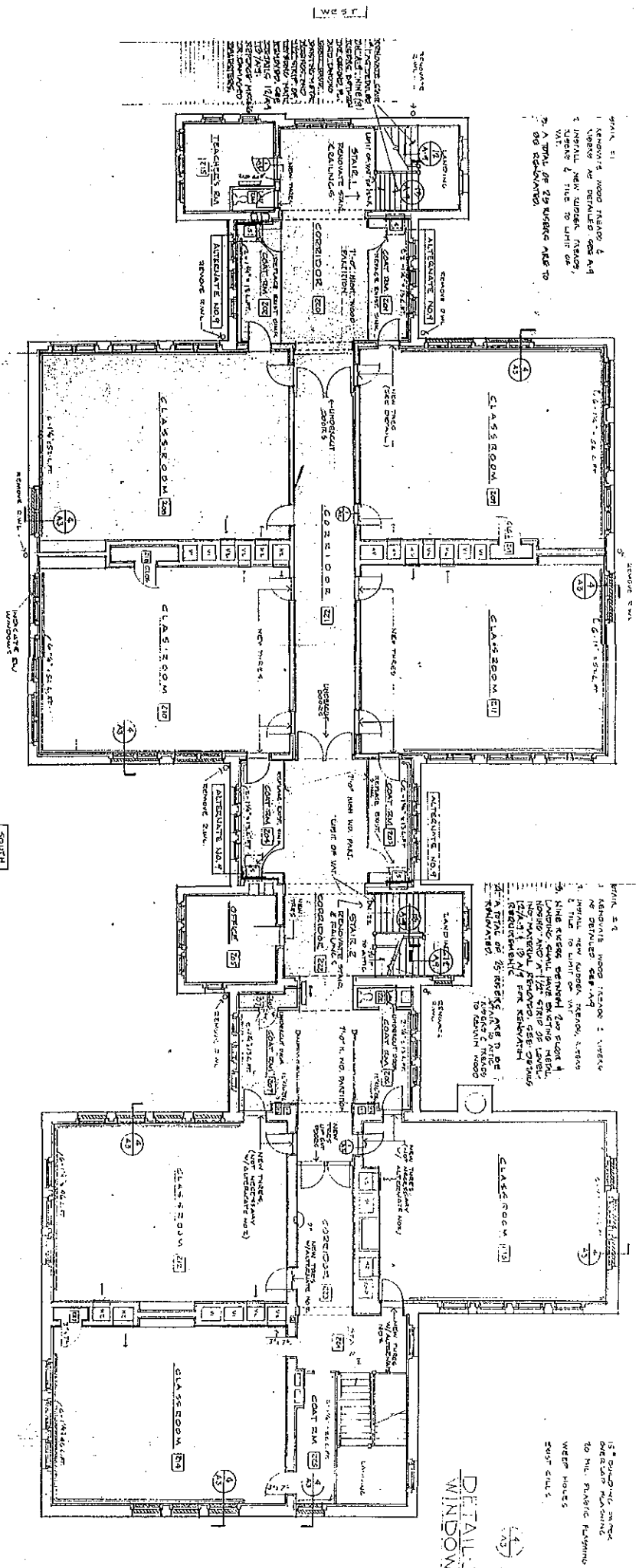
BASEMENT

Dartmouth St
2 of 4

PT. 1 SOCIAL EN
PT. 2 SEMI-ANALYST FIF.
PT. 3 OLIVE FINISH

[illegible]

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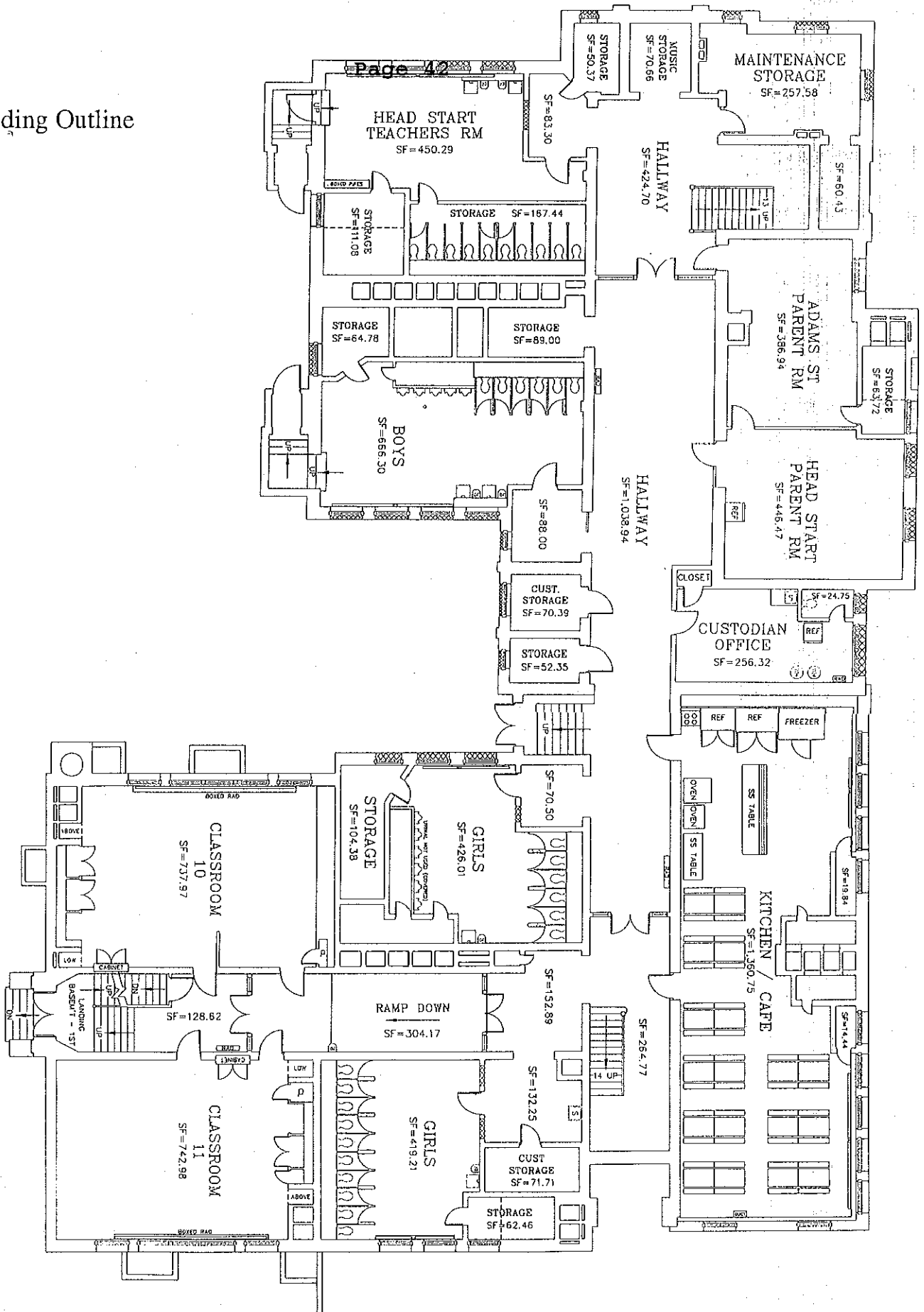
ATTENDANCE \$9 - typical
STUD OUT WALL 4" FOR INSTALLATION ON NEW STUD, LATH & PLASTER TO MATCH EXISTING FINISH.
PAINT NEW WORK WITH SCALED PAINT - PT-3
MATCH ADJACENT WORK WITH PT-1 FINISH

Second Floor

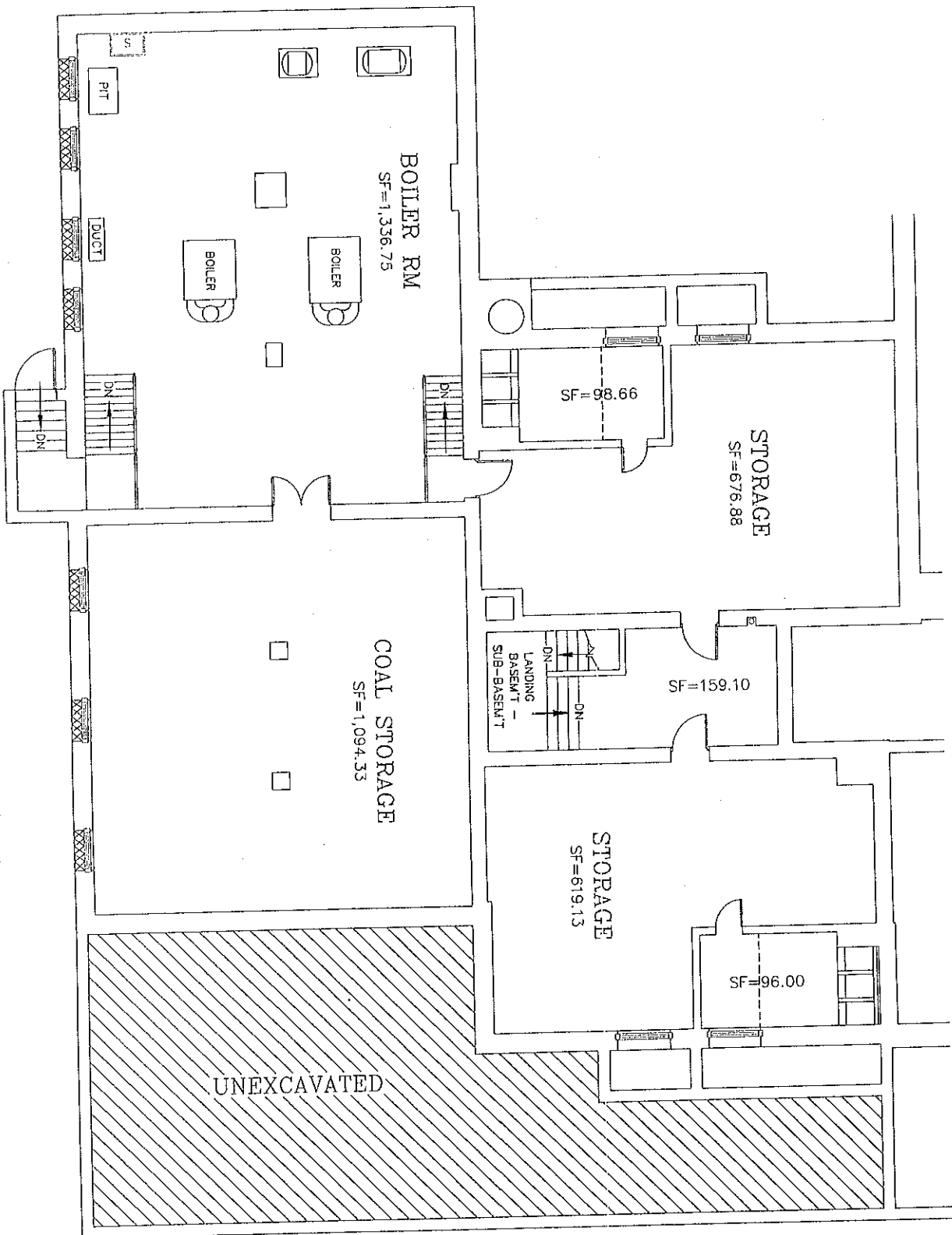
Dartmouth St.

Building Outline

Basement

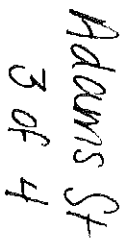


Adams St
1 of 4



SUB BASEMENT

Adams St
2 of 4



[illegible]

Adams St
4 of 4

City of Worcester, Massachusetts

Michael V. O'Brien
City Manager



Julie A. Jacobson
Assistant City Manager
Office of Economic and Neighborhood Development

Timothy J. McGourthy
Director
Economic Development Division

January 23, 2007

Notice to Abutters: Adams Street School, 28 Adams Street Multiple Intelligences School, 13 Dartmouth Street

Development Opportunity - Request for Proposals (RFP)

The City of Worcester, Massachusetts, through the City Manager's Office of Economic and Neighborhood Development, is soliciting proposals from qualified developers to redevelop two (2) former school buildings and associated grounds located at 28 Adams Street and 13 Dartmouth Street. Both sites are zoned Residence, General (RG-5.0), and the anticipated, although not required, reuse is residential.



28 Adams Street



13 Dartmouth Street

The 28 Adams Street parcel consists of 56,800 square feet with a 23,482 square foot building. Constructed in 1896, the building located at 28 Adams Street is registered within the Massachusetts Historical Commission database. The 13 Dartmouth Street parcel consists of 40,500 square feet with a 19,600 square foot building. Constructed in 1894, the building located at 13 Dartmouth Street is registered within the Massachusetts Historical Commission database as well as the National Register of Historic Places.

All proposals for redevelopment must be for a taxable reuse. Redevelopment must be consistent with the permitted by-right uses and special permit uses within the zoning district and in conformance with all restrictions further explained in the RFP. The proposals must be received in the City's Purchasing Department by March 14, 2007.

Each of these properties has been fully "winterized." The smoke detectors remain functioning and the Fire Department and Police Department are aware that the buildings are vacant and have been conducting building checks.

For more information or to obtain a copy of the RFP, please contact Heather Kamyck in the Economic Development Division at (508) 799-1400, x238.

Office of Economic and Neighborhood Development, Economic Development Division
44 Front Street, Suite 530, Worcester, Massachusetts 01608
Telephone: (508) 799-1400 Fax: (508) 799-1524
E-Mail: development@ci.worcester.ma.us
Website: www.worcestermass.org



Mortgagee reserves the right to postpone sale to a later date by public auction at the time and date applicable for the sale and to further postpone any adjourned sale date by public auction at the time and date applicable for the adjourned sale date.

Premises will be sold subject to and a benefit of all rights, restrictions, easements, improvements, outstanding taxes, municipal or other public taxes, assessments, betterments, liens or claims of record created prior to the mortgage, or entitled to precedence over the mortgage, if any, insofar as the same are still in force and applicable to the premises.

Successful bidder at the foreclosure sale defaults in purchasing the property according to the terms of this notice of sale or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder (or other successive bidders, in the order of their bid) provided that such other bidder deposits with Mortgagee's attorneys, Michienzie & Sawin LLC, the amount of the required deposit as set forth below within three (3) days after written notice of default of the previous highest bidder and it be conveyed to such other bidder within thirty (30) days of the default.

IF SALE: Ten Thousand and No/100 Dollars (\$10,000.00) is to be paid in certified check and/or bank cashier's check to be paid by the Purchaser at the time and place of sale. The balance of the purchase price is to be paid by the Purchaser by certified check and/or bank cashier's check within thirty (30) days thereafter at the offices of Harry Castleman, Esquire, Michienzie & Sawin LLC, 745 Boylston Street, Boston, MA 02116. Other terms to be announced at the sale.

National Association, as trustee of C-Bass Mortgage Loan Asset-Backed Securities, Series 2006-CB1, holder of said mortgage loan, Harry Castleman, Esquire, MICHIENZIE & SAWIN LLC, 745 Boylston Street, Boston, MA 02116 (617) 227-5660

Jan 25, Feb 1, 8

The premises will be sold subject to and with the benefit of all rights, restrictions, easements, improvements, outstanding taxes, municipal or other public taxes, assessments, betterments, liens or claims of record created prior to the mortgage, or entitled to precedence over the mortgage, if any, insofar as the same are still in force and applicable to the premises.

If the successful bidder at the foreclosure sale defaults in purchasing the property according to the terms of this notice of sale or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder (or other successive bidders, in the order of their bid) provided that such other bidder deposits with Mortgagee's attorneys, Michienzie & Sawin LLC, the amount of the required deposit as set forth below within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to such other bidder within thirty (30) days of the default.

TERMS OF SALE: Ten Thousand and No/100 Dollars (\$10,000.00) is to be paid in certified check and/or bank cashier's check to be paid by the Purchaser at the time and place of sale. The balance of the purchase price is to be paid by the Purchaser by certified check and/or bank cashier's check within thirty (30) days thereafter at the offices of Harry Castleman, Esquire, Michienzie & Sawin LLC, 745 Boylston Street, Boston, MA 02116. Other terms to be announced at the sale.

Deutsche Bank National Trust Company, as trustee under the Pooling and Servicing Agreement dated as of November 1, 2005, GSAMP Trust 2005-WMC2 present holder of said mortgage by its attorney, Harry Castleman, Esquire, MICHIENZIE & SAWIN LLC, 745 Boylston Street, Boston, MA 02116 (617) 227-5660

Jan 25, Feb 1, 8

400 Legal Notice

400 Legal Notice

Development Opportunity

The City of Worcester, Massachusetts is soliciting proposals from qualified developers to redevelop two (2) former school buildings and associated grounds located at 28 Adams Street and 13 Dartmouth Street. Both sites are zoned Residence, General (RG-5.0). The 28 Adams Street parcel consists of 56,800 square feet with a 23,482 square foot building. The 13 Dartmouth Street parcel consists of 40,500 square feet with a 19,600 square foot building. Constructed in the 1890s, both properties have historical significance. Each property is located less than a mile from historic Union Station, providing commuter rail access to Boston, and each has easy access to Interstate 290 and the Mass Pike. Redevelopment must be in conformance with all restrictions further explained in the Request for Proposals (RFP). Proposals are to be received in the Purchasing Department by 10:00 a.m., Wednesday, March 14, 2007. Copies of the RFP are available by contacting:

John C. Orrell, C.P.M., CPPO
Purchasing Agent
City of Worcester
City Hall, Room 404
455 Main Street
Worcester, MA 01608
(508) 799-1220

The U.S. Census Bureau recognizes Worcester as one of the fastest growing cities in the Commonwealth. Over \$1.3 billion in public and private investment is currently underway or planned in the City.

617-423-4545 to place your classified ad.

THURSDAY, FEBRUARY 1, 2007
BOSTON HERALD

**Food,
orious
food.**

Wednesdays
ie Boston Herald.