



**REQUEST FOR EXPRESSION OF INTEREST
FOR
“RENTAL OF SOUTHEAST SCHOOL BUILDING”**

RFEI #SES-039-020411

The City of Torrington is issuing this Request for Expressions of Interest (RFEI) to lease the former Southeast School Building, 184-200 Oak Avenue, Torrington, CT. The former Southeast School Building property was vacated at the end of July 2010. The City is interested in making the vacated property available for reuse by interested organization(s) or individual(s). This will not be a public opening.

The RFEI will be available from the Purchasing Department, 140 Main Street, Room 206, Torrington, CT 06790 beginning January 14, 2011. It will also be available for download from the City of Torrington website at: www.torringtonct.org. The RFEI must be returned to the Purchasing Department at 140 Main Street, Room 206, Torrington, CT no later than February 4, 2011 by 11:00 AM. RFEIs received after this date and time will not be accepted. In the case where City Hall is closed for weather related or some other emergency related circumstance, then submittals shall be due the next day when City Hall reopens for business, no later than 11:00 a.m. on that day. The City shall not incur any costs for the preparation of the submitted proposals for the City's review.

The City of Torrington presents this RFEI in the solicitation of use/reuse ideas and implementation strategies for the former Southeast School Building property. Parties with an interest in using the property are encouraged to respond to this RFEI.

The City of Torrington will not consider the information submitted through the RFEI to be binding on the respondent or the City of Torrington. The chosen RFEI will begin a final negotiation process between the respondent and the City of Torrington for the lease of the property.

There will be a walk-thru of the Southeast School Building, 184 Oak Avenue, Torrington, Connecticut on January 20, 2011 at 11:00 AM. All interested parties shall meet at the Southeast School Building.

The purpose of the RFEI is to:

- 1) Determine potential uses for the property;
- 2) Gauge the interest in the property and identify an organization or individual who will ultimately lease.

The City of Torrington is seeking all viable expressions of interest. If an appropriate use/reuse can be identified, the City of Torrington would consider granting a short-term rental, long-term lease.

LOCATION

The former Southeast School Building property is centrally located in the south end of Torrington at 184-200 Oak Avenue. Its proximity to both commercial and residential areas of the city makes it a good location. The property is one block north of Route 8.

THE BUILDING AND SITE

The property consists of a .82 acre parcel with a capacity for 20 vehicles in the parking lot on Oak Avenue. The School building sits on the property. The former Southeast School building was used for Shookie Recreation, LLC, an afterschool program used from August 2005 to August 2010. The building is approximately 12,235 square feet which is zoned R6. It is on one level with multiple rooms and a gym with a stage. The building is heated by steam by a single boiler. It also has a 3,000 gallon oil tank. The building is a brick and wood structure

with a slate roof. There are six points of entry plus a separate basement entrance. Depending on the proposed reuse, the structure may or may not require hazardous material abatement.

Exterior stabilization, roof replacement, boiler replacement/installation or other repairs may be required. The interior of the structure may require renovations. There are currently electrical, oil, water and sewer services to the building. The building is located at 184-200 Oak Avenue which is a secondary street in Torrington. The property is owned by the City of Torrington. The parking lot is paved

Any building renovation plans will need to be submitted to the City of Torrington, Building Official, for permitting.

REUSE OBJECTIVES

- 1) The proposed use(s) are compatible with the existing central business commercial zoning and existing nearby uses.
- 2) The proposed use(s) and/or management will provide for all operational costs including utilities, insurance, and building maintenance. Property taxes, if any, must be paid by the proposed using/leasing organization or individual.
- 3) The proposed use(s) and/or management will provide for the maintenance of the structure.
- 4) The proposed use(s) will be economically viable.
- 5) If a lease or rental is proposed, the use(es) must be undertaken by person(s) with documented successful business experience in the for-profit or not-for-profit sectors and appropriate qualifications and/or licensure.

POSSIBLE REUSE IDEAS AND PARAMETERS OF REDEVELOPMENT

The City of Torrington invites all qualified interested parties to respond to this Request for Expression of Interest. Responses to the RFEI will be utilized by the City to possibly proceed to a rental or lease.

Respondents to this RFEI understand that information they provide may be used in whole or in part by the City. Response to this RFEI does not legally bind the respondent to the City in any way, nor the city to the respondent. All submissions are welcome and due by February 4, 2011 at 11:00 AM. Submissions should be addressed to: City of Torrington, Purchasing Department, 140 Main Street, Room 206, Torrington, CT 06790. Please submit one original and three (3) copies. No fax or email transmissions will be accepted. Sealed envelope(s) should be clearly marked: **RFEI #SES-039-020411, Request for Expression of Interest for Rental of Southeast School Building**". In the case where City Hall is closed for weather related or some other emergency related circumstance, then submittals shall be due the next day when City Hall reopens for business, no later than 11:00 a.m. on that day.

Any questions must be submitted by 4:00 PM on January 26, 2011. All questions shall be submitted by email to the Purchasing Agent, pennie_zucco@torringtonct.org. Questions will be answered through an addendum and will be posted on the City of Torrington website. Potential respondents should check the city's website 48 hours before the RFEI opening. Respondents mailing packets should allow for normal delivery time to ensure timely receipt of their bids. Late submissions will not be accepted.

This RFEI does not commit the City of Torrington to select any Respondent or enter into any contract agreement. The City of Torrington reserves the right to accept or reject any or all RFEIs; to waive any informalities, and if it is deemed to be in the public's best interest, to enter directly into negotiations with one or more Respondents based on responses to the RFEI, to request additional information from some or all Respondents, or to issue a formal Request for Proposal. The City of Torrington reserves the right or to accept any bid deemed in the best interests of the City of Torrington.

SUBMISSION REQUIREMENTS AND PROCESS

The City of Torrington invites all qualified interested parties to respond to this Request for Expression of Interest. Responses to the RFEI will be utilized by the City to possibly proceed to a rental or lease.

Respondents to this RFEI understand that information they provide may be used in whole or in part by the City. Response to this RFEI does not legally bind the respondent to the City in any way, nor the City to the respondent. All submissions are due by February 4, 2011 at 11:00 AM in the City of Torrington Purchasing Department, 140 Main Street, Room 206, Torrington, CT. Respondents mailing packets should allow for normal delivery time to ensure timely receipt of their proposals.

Submissions shall include:

- 1) Project Narrative
 - a. Describe reused idea or purpose
 - b. Describe any proposed redevelopment, remodeling or renovation and how this will be accomplished
 - c. Preliminary floor plans or sketches are welcome, but not required
- 2) Experience and Capabilities of development team
 - a. Describe experience, if any, with other projects comparable in scope
- 3) Business model
 - a. Provide documentation that demonstrates the project's feasibility and ability to be self-sustaining including possible source(s) of funding
- 4) Contact Information
 - a. Full name and business/occupation of all members of the response team
 - b. Primary contact person within the team. Provide telephone number, fax number, email and mailing address for the primary contact person

Respondents with concepts deemed the most compelling, fiscally viable, and most in the public interest may be invited to interview with City staff prior to submission of a final proposal/reused offer to the City of Torrington City Council. Submissions will be reviewed by the City before previewing the submissions to the public.

Questions about this request and submissions should be directed to:

Technical Questions

Rose Ponte
Economic Development Director
City of Torrington
140 Main Street
Torrington, CT 06790
860-496-5920
Rose_ponte@torringtonct.org

OR

Administrative Questions

Pennie Zucco
Purchasing Agent
City of Torrington
140 Main Street
Torrington, CT 06790
860-489-2225
pennie_zucco@torringtonct.org

The information provided herein is not intended to and shall not bind the City of Torrington to any of the statements or assumptions set forth herein.

AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER
MBE's, WBE's and SBE's ARE ENCOURAGED TO APPLY

CITY OF TORRINGTON

Pennie Zucco
PURCHASING AGENT

Dated: January 12, 2011

UNIQUE ID: 90081

LOCATION: 184 OAK AVE

911 ADDRESS

MAP/BLOCK/LOT: 127/001/005

BUILDING SEGMENTS

| CATEGORY | USE | AREA | COMMENTS |
|----------|---------|-------|----------|
| School | SCL - E | 2,924 | |
| School | SCL - E | 7,345 | |
| School | SCL - E | 1,966 | |

COMMERCIAL BUILDING DESCRIPTION

| COMMERCIAL BUILDING DESCRIPTION | STYLE | AREA/QTY | COST |
|---------------------------------|---------------------------------|----------|-----------|
| BUILDING USE: Commercial | Base Cost | 12,235 | 2,143,572 |
| CLASS: Masonry & Wood | Basement_Type - Cost Before Dep | 0 | 22,609 |
| OVERALL CONDITION: Average | Depreciation | 12,235 | 2,166,181 |
| CONSTRUCTION QUALITY: Average | Final Cost (Aft) | 0 | 974,781 |
| UNITS: 0 | | | 1,191,400 |
| YEAR BUILT/EFFECTIVE: 1939 | | | |
| PERCENT COMPLETE: 100 | | | |
| STORIES: 1 | | | |
| | GLA | | 12,235 |

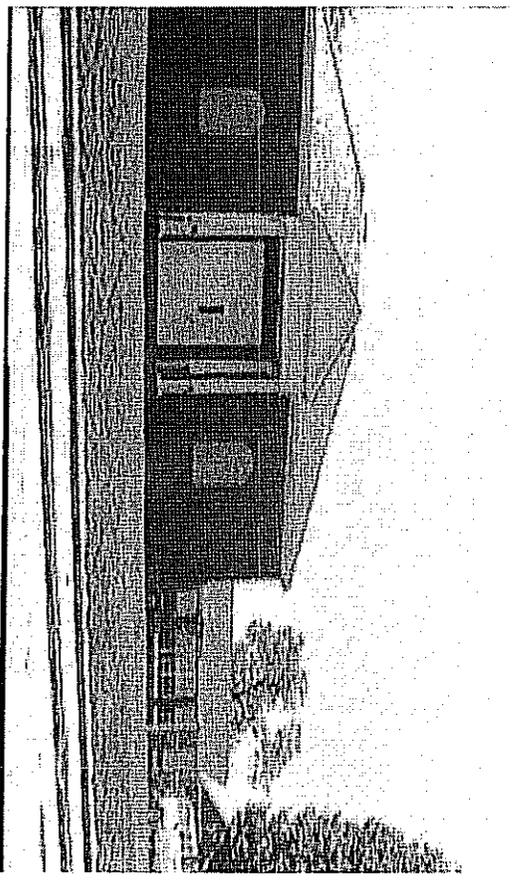
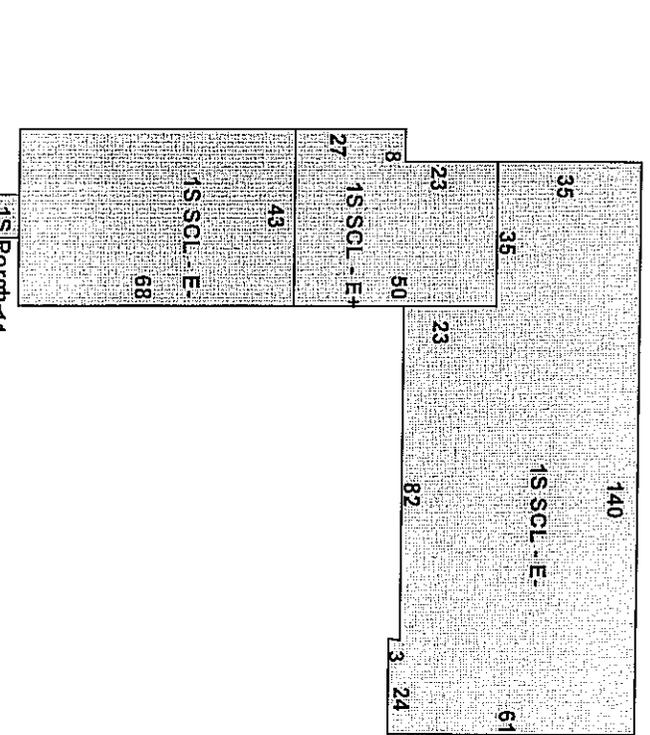
| BASEMENT TYPE | BASEMENT TYPE % | GRADE FACTOR | ECONOMIC DEPR % | PHYSICAL DEPR % | FUNCTIONAL DEPR % |
|------------------------|-----------------|--------------|-----------------|-----------------|-------------------|
| BASEMENT TYPE: Full | 100 | | 0 | 8 | 37 |
| BASEMENT TOTAL AREA | 1,966 | | | | |
| BASEMENT FINISHED AREA | 0 | | | | 0 |

| HEATING | FUEL | COOLING % | HEATING | FUEL | COOLING % |
|---------|------|-----------|---------|------|-----------|
| Steam | Oil | 0 | Steam | Oil | 0 |

| FLOORS | WALLS | SPECIAL FEATURES | SPECIAL FEATURES | SPECIAL FEATURES | WALL HEIGHT |
|-----------------|---------|------------------|------------------|------------------|-------------|
| INTERIOR: Vinyl | Drywall | | | | 13 |
| | Other | | | | |

| EXTERIOR WALLS | ROOF COVER | SALES COMPARISON VALUE | VALUATION METHOD |
|----------------|------------|------------------------|--------------------------|
| B.V. Solid | Asphalt | | <input type="checkbox"/> |

| LAND APPRAISED | BUILDING APPRAISED | OUTBUILDING APPRAISED | TOTAL APPRAISED |
|----------------|--------------------|-----------------------|-----------------|
| 95,000 | 1,192,034 | 11,086 | 1,298,120 |



DETACHED OUTBUILDING COMPUTATIONS

| TYPE | YR BLT | AREA | VALUE | TYPE | YR BLT | AREA | VALUE |
|--------|--------|--------|--------|------|--------|------|-------|
| Shed | 1939 | 96 | 286 | | | | |
| Paving | 1999 | 10,800 | 10,800 | | | | |

