

Town of Rumford
Request for Proposals

March 15, 2022

Linnell Motel Site Sale & Redevelopment
986 Prospect Avenue

1. **Notice:** The Town of Rumford will be accepting proposals for the purchase and redevelopment of the former Linnell Motel Site located at 986 Prospect Avenue and shown on Map 212 Lot 31 of the Town tax maps (“the property”) along with all rights and interest in the land at the same location.
2. **Intent:** The intention of the Town of Rumford will be to convey the property in fulfillment of a proposal which best serves the public interest in the sole judgment of the Board of Selectmen. The Board of Selectmen will make a subjective decision taking into consideration price offered, taxable value created, proposed redevelopment use along with other tangible and intangible aspects of the proposal.
3. **Condition:** This property is being sold, “as is, where is”. The Town makes no warranty or guarantee express or implied as to the condition of the property or its suitability for new construction, redevelopment, or reuse. Buyers assume all risk and are solely responsible for performing the due diligence necessary to determine suitability for any proposed use to include market feasibility.
4. **Price:** The minimum sale price of the property will be **One Hundred and Nine Thousand and Nine Hundred and Ninety Dollars (\$109,990)**. Sale proceeds will satisfy all outstanding back taxes and all other interests of the Town of Rumford. The Town of Rumford will release all interests in the property. Proposals should clearly specify the sale price.
5. **Potential Requirement for Asbestos Remediation**: Interested parties are hereby notified of the potential presence of asbestos containing materials at the property. The development proposal must agree to complete removal and remediation of all asbestos containing materials. Remediation must be completed by a qualified remediation contractor as defined by the State of Maine.
6. **Potential Requirement for Hazardous Building Materials Removal**: Interested parties are hereby notified of the potential presence of universal waste included mercury containing fluorescent bulbs and potentially PCB containing light ballasts. The development proposal must agree to dispose of universal waste and Hazardous Building Materials in accordance with State of Maine regulations and proscribed procedures.
7. **Notification of Existing Debris on Site**: Interested parties are hereby notified of the presence of building debris on site and buried underground from structures formerly on the site which burned down.

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8. **Redevelopment:** The development proposal must describe in detail the proposed use of the entire lot including intentions for use or demolition of existing on site structures which may be viable for reuse. The proposed project timeline is not to exceed forty-eight (48) months. The development proposal must provide a single estimated rehabilitation cost amount with itemized major sub-costs. The estimated rehabilitation cost amount must account for work done personally by the owner and any associates “in kind” separately from actual costs paid to third parties. Licensed trade professionals may account for their own work for their licensed trade at their regularly billed rate.
9. **Flood Zone:** Interested parties are hereby notified that the property is inside the 100 year flood zone and will likely require a Letter of Map Amendment (LOMA) in order to qualify the property for bank financing or flood insurance. Any new construction proposals must comply with Rumford Town ordinances for construction of buildings in flood zones.
10. **Property Inspections & Inquiries:** Property inspections may be arranged prior to submission through the Economic Development Director by email or telephone request to gokeefe@rumfordme.org or (207) 364-4576, extension 243. Requests for property inspections will be on an “as available” basis. Inquiries will be accepted by the same.
11. **Required Developer Information:** The development proposal must identify by name the developer and all individual partners including silent individual partners doing business together as part of the corporation which shall undertake the project. The development proposal must include contact information for the developer to include address of legal residence, place of business and state(s) of licensure for any professional licenses held.
12. **Selection Criteria:** The Board of Selectmen for the Town of Rumford shall be the sole and final authority on selection of a redevelopment proposal. The Town of Rumford reserves the right to accept or reject any and all proposals or to accept the proposal which appears to be in the best interest of the Town of Rumford, including the right to waive any technicalities or formalities of the proposal process.
13. **Delivery & Review:** Sealed proposals plainly marked “Linnell Motel Site RFP” will be accepted at the Town Manager’s Office, 145 Congress Street, Rumford, ME 04276 until Tuesday, May 31st, 2022 at 1:00 pm Eastern Daylight Time. Proposals will be reviewed by the Board of Selectmen within 30 days of the submission deadline. The Board of Selectmen reserves the right to ask further questions, request additional information and conduct interviews at their own discretion.

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14. **Deed**: Transfer of property shall occur with approval of the Board of Selectmen by a municipal quit claim deed with a revocation clause against non-performance of proposed redevelopment. The quit claim deed shall be delivered at closing upon receipt of funds in the amount of the agreed upon price. Funds to purchase the building must be delivered in cash or bank treasurer's check payable to the "Town of Rumford" at the time of closing.
15. **Lien Discharge**: Any and all outstanding municipal liens on the property shall be discharged upon closing to include municipal mortgage liens.
16. **Performance**: Failure to complete the project on the approved timeline will result in revocation of the sale, repossession of the property and all improvements made by the buyer to the Town of Rumford and forfeiture of the funds paid by the buyer.

Stacy Carter

Town Manager