

Town of Rumford
Request for Proposals

September 8, 2023

Existing Building Redevelopment
35 Congress Street

1. **Notice:** The Town of Rumford will be accepting proposals for the redevelopment of the building and land(s) at 35 Congress Street (aka 34 River Street) and shown on Map 121 Lot 043 (a building occupying 0.195 acres), Map 121 Lot 042 (a vacant land lot 0.124 acres in size, aka 25 Congress Street) and Map 121 Lot 038 (a vacant land lot 0.05 acres in size with frontage on River Street) of the Town tax maps (“the properties”) along with all rights and interest in the building and lands at the same location(s).
2. **Intent:** The intention of the Town of Rumford will be to convey the properties in fulfillment of a proposal which best serves the public interest in the sole judgment of the Board of Selectpersons. The Board of Selectpersons will make a subjective decision taking into consideration, proposed redevelopment use along with any other tangible and intangible aspects of the proposal they, in their sole authority, deem relevant.
3. **Condition:** The properties are being sold, “as is, where is”. The Town makes no warranty or guarantee, express, implied, or otherwise, 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:** Sale proceeds will satisfy all outstanding back taxes (if any) 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 including 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 Potential Existing Debris on Site:** Interested parties are hereby notified of the potential presence of building debris from structures formerly on the site which were demolished in the 1980s.

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8. **Redevelopment:** The development proposal must describe in detail the proposed use of the properties including intentions for use or demolition of existing on site improvements 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 construction cost amount with itemized major sub-costs. The estimated construction 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. **Transfer of Utilities:** The developer shall confirm and commit in the development proposal to the transfer of all existing utilities to their name effectively immediately upon closing of the transaction.
10. **Flood Zone:** Any new construction proposals must comply with Rumford town ordinances for construction of buildings. The developer will be solely responsible for verifying the flood zones in the local area.
11. **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 regarding this Request for Proposals will be accepted by the same.
12. **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.
13. **Selection Criteria:** The Board of Selectpersons 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.
14. **Delivery & Review:** Sealed proposals plainly marked “35 Congress Street RFP” will be accepted at the Town Manager’s Office, 145 Congress Street, Rumford, ME 04276 until Monday, October 16th at 1:00 pm Eastern Daylight Time. Proposals will be reviewed by

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the Board of Selectpersons within 30 days of the submission deadline. The Board of Selectpersons reserves the right to ask further questions, request additional information and conduct interviews at their own discretion.

15. **Deed**: Transfer of property shall occur with approval of the Board of Selectpersons 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.
16. **Lien Discharge**: Any and all outstanding municipal liens on the property shall be discharged upon closing to include municipal mortgage liens.
17. **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