

Town of Rumford
Request for Lease Proposals

April 17th, 2025

Old Central Fire Station
151 Congress Street

1. **Notice & Intent:** The Town of Rumford is seeking proposals from commercial developers and entrepreneurs for negotiation of terms for a lease with the Town of Rumford at the Old Central Fire Station at 151 Congress Street in Rumford. Proposals for restaurants, microbreweries, or other similar operations are the preferred option. Proposals for non-profit use of any kind are the least preferred option. Proposals involving residential or industrial reuse of any kind will not be considered. The Board of Selectpersons will make a subjective decision taking into consideration, experience, qualifications, along with any other tangible and intangible aspects of the lease proposal they, in their sole authority, deem relevant.
2. **Inquiries:** Inquiries should be made to the Town Manager by email or telephone to townmanager@rumfordme.org or (207) 364-4576.
3. **Required Proposal Information:** The proposal must:
 - a. Describe proposed reuse for the Old Central Fire Station building including occupancy type, products or services and proposed name.
 - b. Identify all associated partners for the business.
 - c. Identify all potential contractors and sub-contractors for building conversion to include engineers, architects, and general contractors.
 - d. Provide proposed lease terms and conditions including required indemnities.
 - e. Acknowledge existing boundaries for Map 117 Lot 255.
 - f. Describe previous company and team member experience and qualifications.
 - g. Describe previous company experience with historic building conversion (if any).
 - h. Include any other information significant to the decision-making process.
4. **Selection Criteria:** The Board of Selectpersons for the Town of Rumford shall be the sole and final authority on the selection of any lease proposal for negotiations. The Town of Rumford reserves the right to negotiate the lease proposal which is in the best interest of the Town of Rumford, including the right to waive any technicality or formality of the lease proposal process and to choose not to proceed with negotiations at all.

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- 5. Delivery & Review:** Lease proposals may be sent by electronic submission to the Town Manager at townmanager@rumfordme.org or by mail to the Town Manager's Office, 145 Congress Street, Rumford, ME 04276 until Monday, September 29th, 2025 at 1:00pm Eastern Daylight Time. Proposals will be reviewed by 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.



George O'Keefe
Town Manager
Economic Development Director