



REQUEST FOR PROPOSALS

Bid Title: Redevelopment Opportunity of the Central Fire Station (21 Town Hall Place)

Issued: March 09, 2023 Proposals Due: April 21, 2023



Town of Brunswick Offices
85 Union Street
Brunswick, ME 04011

Development Opportunity

The Town of Brunswick ("Town"), acting by and through its Town Council and Town Manager, is providing a redevelopment opportunity for a qualified developer ("Developer") to purchase and redevelop the Town's historic Central Fire Station ("CFS Project Site") at 21 Town Hall Place. The Town seeks proposals that demonstrate a creative business and/or mixed-use approach for the CFS Project Site, outlining an achievable development plan that is consistent with the vision for Downtown Brunswick described in this RFP.

The Town of Brunswick is the economic hub of southern Midcoast Maine. It is centrally located between Maine's two largest cities, Portland and Lewiston, and the State capital of Augusta. Brunswick is home to Bowdoin College and has robust cultural amenities such as museums, theaters, restaurants, small businesses, and recreational areas. Brunswick is a walkable community connected by the Amtrak Downeaster train, Western Maine Transportation Services, and the Greater Portland Metro Breez.

The Town views the redevelopment of the CFS Project Site as an exciting opportunity to support Brunswick's popular and vibrant downtown. Constructed in 1919, this building has housed Brunswick's firefighters and emergency services for over a century. The building is eligible for nomination to the National Register of Historic Places and therefore has the potential to generate equity to help support redevelopment through the syndication of historic tax credits. As vetted through a public process, historic preservation is a key priority.

Located in the GM6 zoning district, the CFS Project Site can accommodate mixed-use development. Tucked a half block behind Brunswick's bustling Maine Street, the property presents a unique opportunity to create both indoor and outdoor spaces that would provide a public benefit.

The CFS Project Site will be sold subject to Town Council approval of a Purchase, Sale, and Development Agreement ("Development Agreement") negotiated with the Developer reflecting the agreed upon conditions of land disposition, development program, and public benefit. If the Developer pursues historic tax credits, there is a formal application process through the State Historic Preservation Office who will recommend the project to the National Park Service for final review and approval. The Central Fire Station will need to be certified as a historic structure and the proposed scope of work must meet the requirements of a "certified historic rehabilitation" according to the Secretary of the Interior's Standard of Rehabilitation. The development will also be subject to approval by the Brunswick Village Review Board, the Planning Board, and Town Council.

The Town Council appointed an Advisory Committee to guide the development of this RFP and to make an award recommendation to Town Council.

1. Project Site

The Town of Brunswick owns the CFS Project Site located at 21 Town Hall Place. The property up for bid is approximately 0.9 acres and includes the Central Fire Station building that is approximately 9,732 square feet. The Central Fire Station property is part of the historic fabric of Brunswick's Downtown. The CFS Project Site is near residences, businesses, cultural amenities, public transit, public parks, and Bowdoin College.

Building Improvement

The main fire station building was constructed in 1919, and an addition was built in 1966. The station consists of a two-story multi-wythe masonry load-bearing building with a basement. The first floor is an approximately 4,487 square foot apparatus bay used mainly for vehicle storage and open work area. The second floor is 2,245 square feet and includes offices, 1 full bathroom, day room, and dormitory spaces. The basement area is approximately 3,000 square feet and contains the kitchen, exercise room, 1 full bath, storage, and mechanical/electrical equipment.

According to the report prepared by SMRT in 2020, the fire station structure appears to be in good condition. The basement and first floors are in very good condition and can support significant live loads due to the current construction type. The report recommends that the second floor and bearing walls should be investigated further to determine what type of loading can be supported.

The CFS building has seen few improvements to meet current building codes and regulations. Therefore, all redevelopment plans will need to address current codes and regulations related to ingress/egress, life-safety, ADA, etc. Given the age and condition of the mechanical, electrical, and plumbing systems, it should be assumed that these systems will need to be replaced.

As part of the SMRT report, a hazardous building material survey was conducted by Credere Associates, LLC. The report details the hazardous materials present in the CFS Project Site which include: asbestos, lead paint, and PCBs within exterior caulking materials. Mold and radon were measured at minimum levels in the basement and below the required treatment thresholds.

Land – Roadways and Parking Spaces

The Town of Brunswick will be subdividing the parcel to retain 34 parking spaces for public parking in the north-west corner of the parcel, between 15 Cumberland Street and 11 Cumberland Street. Traffic will be able to travel north on Abbey Road (one-way) and enter and exit via Cumberland Street.

The Town is open to partially or entirely discontinuing Town Hall Place as a public road, provided that abutter rights and access to existing easements are retained. The Developer and abutters may choose to privatize the road and form a road association to share in the cost of operations and maintenance.

Proposals must show traffic flow, including for deliveries, garbage removal, and snow removal to all abutting properties. Please see Attachment A for a visual of the negotiable parcel area.

2. Project Vision and Community Survey Summary

The Central Fire Station property presents an exciting opportunity to create a mixed-use property that is well connected to Downtown Brunswick and contributes to the vibrancy of the Town's historic village center. Set back a half a block from bustling Maine Street, 21 Town Hall Place presents an opportunity to create a unique space that may invite the public in with amenities such as greenspace, a pedestrian plaza, or other creative uses. Developers are encouraged to use their creativity in their project proposals.

This vision for the Central Fire Station is informed by the Town's *Master Plan for Downtown Brunswick & The Outer Pleasant Street Corridor* and a community survey conducted by a Town Council appointed Central Fire Station Advisory Committee.

A mixed-use development that invites the public in, includes public elements, and creates connectivity to Downtown Brunswick is a priority, particularly for people walking, bicycling, or using other mobility devices. The Downtown Master Plan describes the vision for downtown as having "*Traffic calming, outdoor café seating, and an increased number of upper floor residential units [to] make the northern blocks of Maine Street a buzzing hub of activity, setting the tone for drivers that Maine Street is a multi-modal environment where sidewalks and crosswalks are places for people*" and advocates for "*The creation of an attractive pedestrian corridor into Town Hall Place, with streetscape improvements and gathering places, capitalizes on the social and business potential of this area.*". Developers responding to this RFP should review the full Downtown Master Plan. Instructions on how to access the plan can be found in the attachments.

The results of the community survey reveal a similar vision to the one expressed in the Downtown master plan toward the adaptive reuse of the Central Fire Station parcel. Survey respondents indicated a strong desire for historic preservation, affordable housing, green space and generally support mixed-use development types. More details on the community survey can be found in the next section.

Survey Results

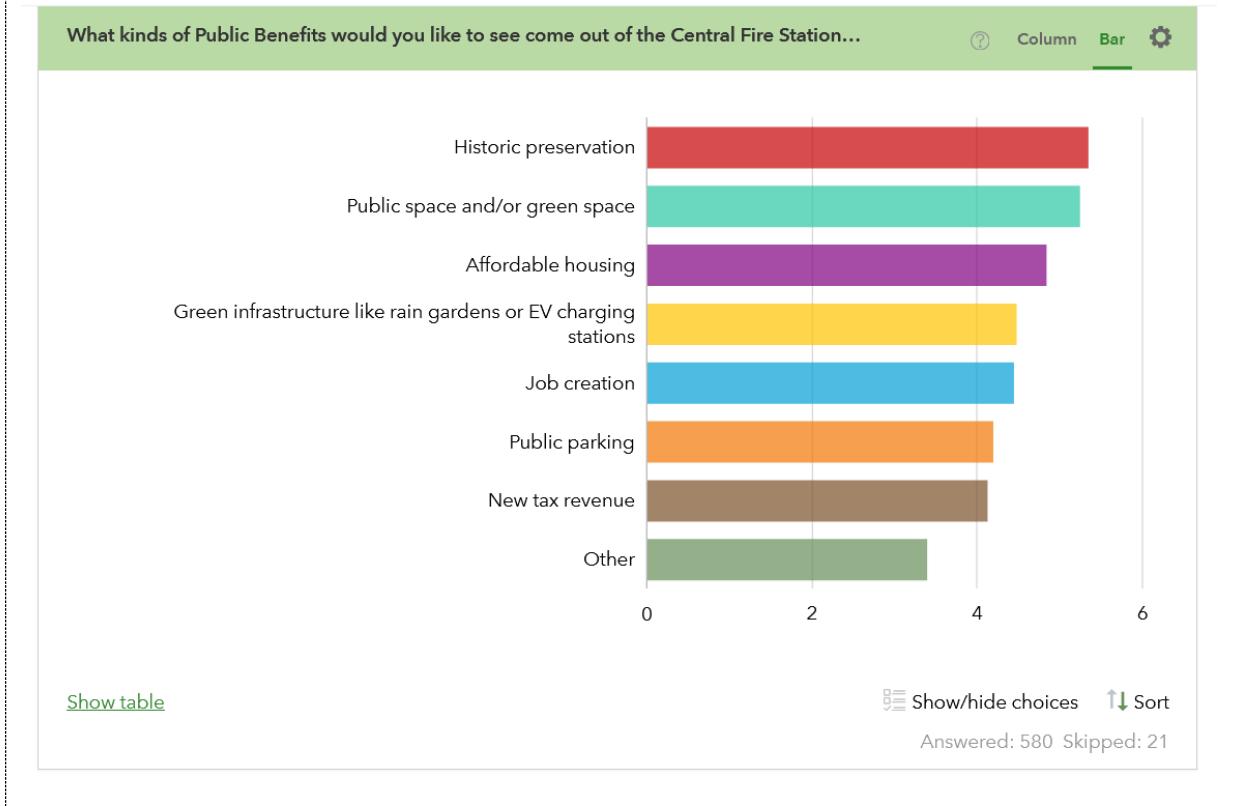
The community engagement survey was conducted from October 5th to November 11th, 2022 and was a short survey meant to gauge public opinion on the redevelopment of the CFS Project Site.

The data below reflects input from 601 survey respondents. An additional 25 comments were collected from outreach conducted at a community BBQ held on September 10, 2022, and are included in the full survey results. Developers responding to this RFP should review the full results of the community survey provided in the attachments.

The community survey included eight questions. Three were quantifiable multiple-choice, three were qualitative short answer, and two were multi-choice demographic questions. Below are the three quantifiable multiple-choice survey questions and the results. For the full survey results, including the results of the short answer and demographic questions, please see Attachment C.

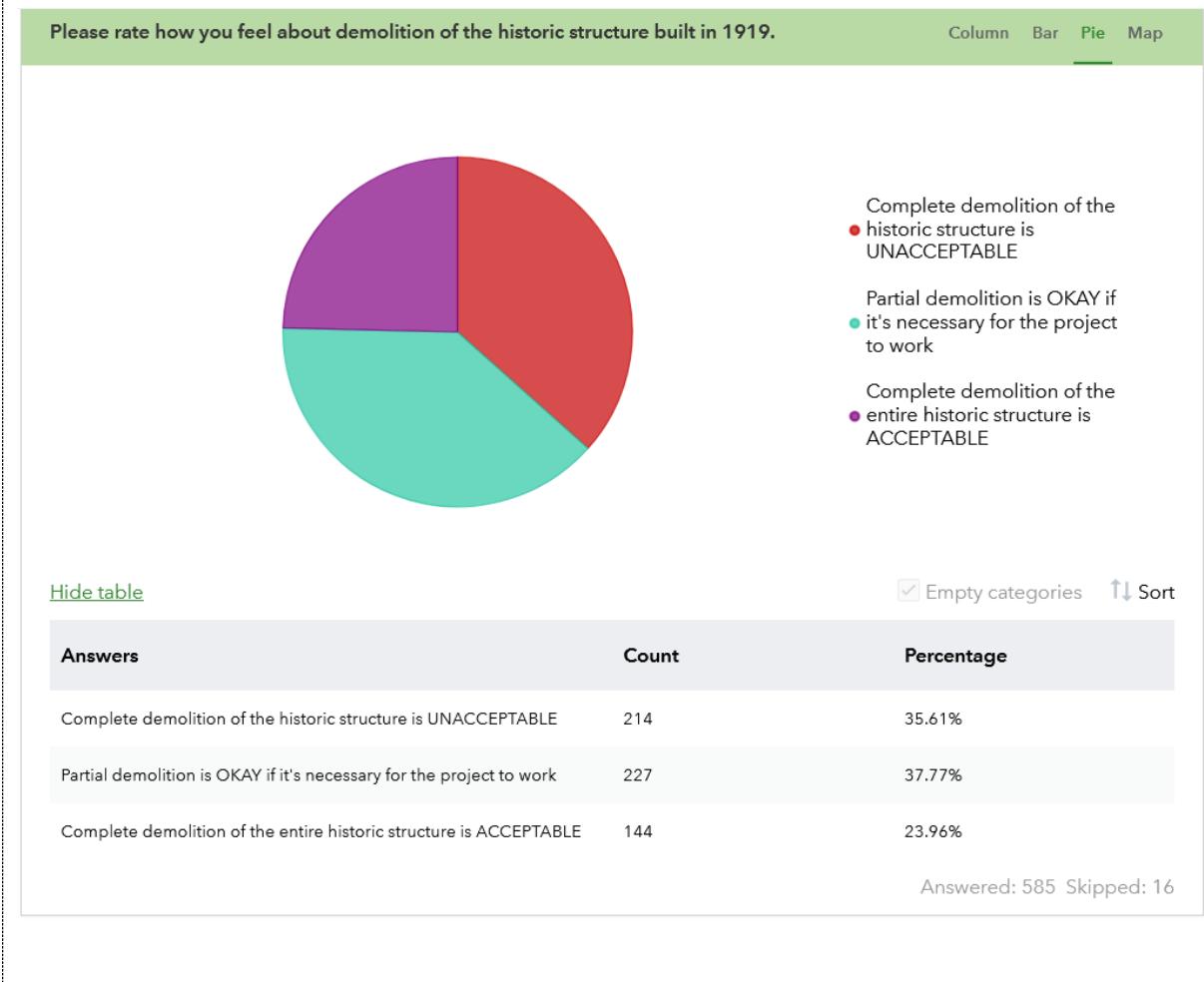
Survey Question: Public Benefits

When asked “*What kinds of Public Benefits would you like to see come out of the Central Fire Station redevelopment? Please rank in order of priority.*”, respondents rated **historic preservation** as the top priority. Ranking second was **public space and/or green space**, third was **affordable housing**, fourth was **green infrastructure**, fifth was **job creation**, sixth was **public parking**, and seventh was **new tax revenue**.



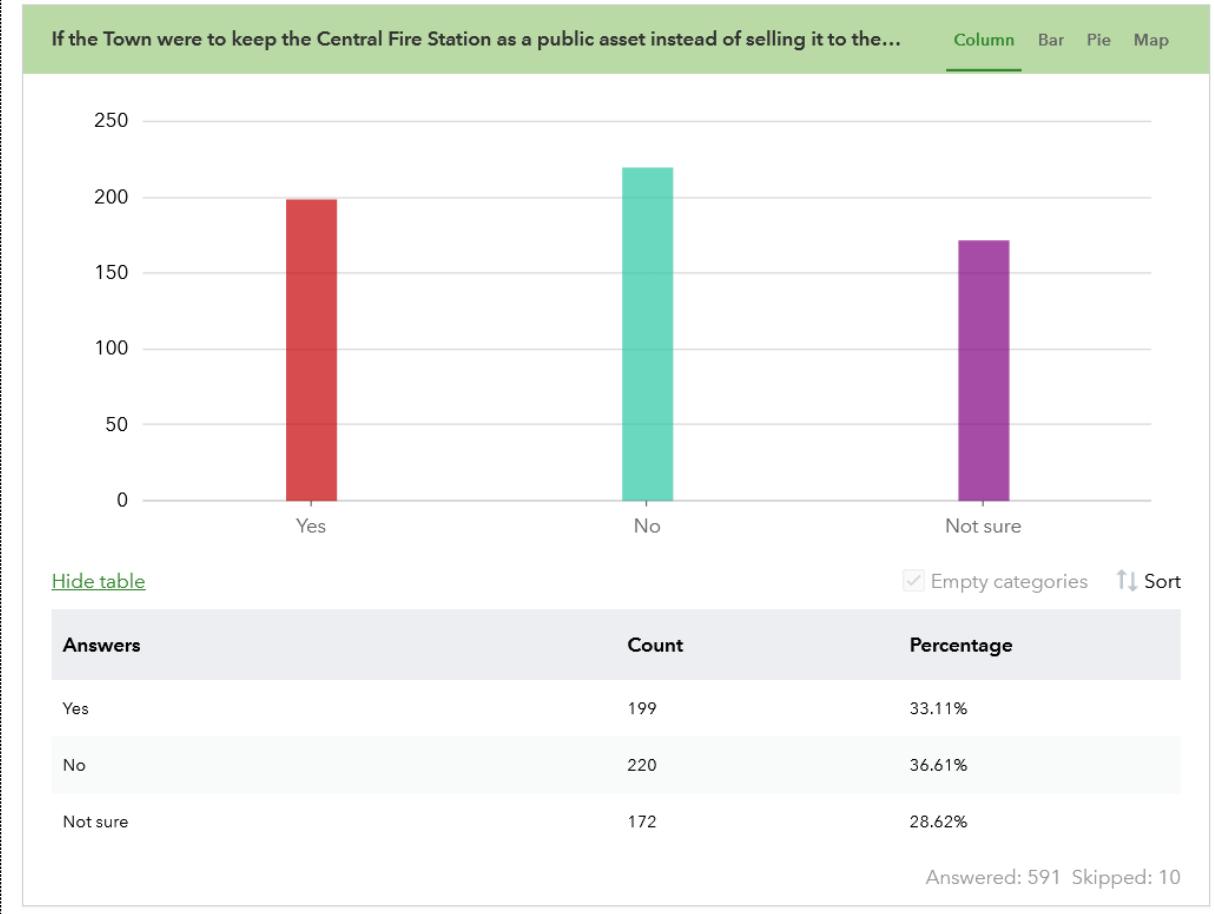
Survey Question: Historic Preservation

When asked to rate how they feel about demolishing the historic structure built in 1919, 35.6% of community members say complete demolition of the historic structure is unacceptable and 37.7% say partial demolition is okay if it's necessary for the project to work, **indicating that 73% want some level of historic preservation.**



Survey Question: Taxpayer Support

When asked “*If the Town were to keep the Central Fire Station as a public asset instead of selling it to the private sector, would you support a tax increase to pay for ongoing maintenance, operations, and bringing it up to code?*”, responses were evenly mixed: 33% said “Yes”, 36 % said “No”, and 28% said “Not sure”. The responses to this question indicate that potential public-private partnerships will need to be considered on a case-by-case basis.



In addition to the three multiple choice questions, the survey included three short answer questions. Common themes of the short answer responses include, but are not limited to:

- Affordable housing
- Outdoor green space
- Historic preservation
- Mixed-use
- Parking (both for more and for less parking)
- Kid-friendly space
- Museums/theaters/non-profit space
- Tax generation

Please see Attachment C (full survey results) for the short answer portion of the survey.

The community survey responses are generally consistent with existing Town plans and codes. Links to the Brunswick Zoning Code, Growth Mixed-Use 6 (GM6) district codes, Village Review Overlay (VRO) district code, and the Downtown Master Plan can be found in Attachment A. Applicants are strongly encouraged to familiarize themselves with the visions described in these documents and the community survey. Proposals will be scored on consistency with the community vision, plans, and zoning codes in the evaluation.

The Committee will consider how project proposals incorporate the Downtown master plan and community survey feedback into their designs during the evaluation process.

3. Development Considerations

Planning. The site is identified in the 2011 Downtown Master Plan as an area for improvement. Excerpts from the Plan can be found in Attachment A along with instructions for accessing the full plan.

Zoning. The site is located within the Town of Brunswick's Growth Mixed-Use 6 (GM6) District and the Village Review Overlay Zone. The Village Review Overlay Zone maintains the historic character of downtown Brunswick. See Attachment A.

Development proposals submitted to the Town under this RFP shall be consistent with the vision and purpose described above. Preference will be given to development proposals that are consistent with public preferences and existing planning documents. Proposed developments must comply with all relevant Town Charter and Ordinance, including but not limited to the following permits and/or approval requirements:

Required Municipal Approvals. Depending on the final design proposed for the CFS Project Site, some or all the following approvals may be required for the development and use of the property:

- Town Council: The Town Council will be the final approving authority and will choose the winning RFP.
- Town Council: Approves disposition of property (Purchase, Sale and Developers Agreement).
- Department of Planning and the Planning Board: This project will require concept plan review and major development review and will be subject to State agency reviews.
- Village Review Board: Certificate of Appropriateness for the protection of

historic structures in the Village Review Overlay Zone. This can occur concurrently with concept plan review and major development review.

- Other Town Approvals/License: Town Council will authorize any liquor license, business license, and other licenses as needed.

Utilities: The CFS Project Site presently is supplied by water, sewer, natural gas, and electric services. The CFS Project Site has telephone and internet service available. The successful Developer will be responsible for all local/state/federal permitting, including all costs and connection fees.

Timing. The building was vacated on December 31, 2022, but systems are being maintained at a minimum level to protect the building's infrastructure. The Town seeks to have redevelopment activities begin as soon as possible. Proposal timelines will be a factor in the Town's evaluation.

Other Considerations

Sustainability & Climate. In 2019, the Town adopted a Climate Change Resolution to protect Brunswick's future. Redevelopments that eliminate or reduce the site's greenhouse gas emissions support that resolution. LEED Certification and other design and material choices that protect Brunswick's environment are encouraged.

Affordable Housing. In 2022, the Town Council passed a housing moratorium. Developments over 30 units must make 15 percent of those units affordable housing at 100 % of the Area Median Income (AMI). On January 17th, 2023 the moratorium was extended for 180 days.

4. Prospective Developer's Due Diligence and Site Disclosure

Each prospective Developer is responsible for undertaking an independent review and analysis concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals and other development and legal considerations pertaining to the CFS Project Site and the proposed development.

The Town makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFP and any associated documents or communications. Prospective Developers will be expected to undertake their own review and analyses concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, reuse potentials, and other development, ownership, and legal considerations (including, but not limited to, any applicable public construction and/or fair wage laws).

All respondents are strongly encouraged to visit the CFS Project Site before submitting a proposal. **A tour of the building and a Q&A session for prospective bidders will occur on March 20th. Applicants interested in the tour and Q&A session should email cadamowicz@brunswickme.org.** The CFS Project Site will be delivered "as is", without any warranty or representations by the Town about existing conditions.

5. Purchase, Sale, and Development Agreement

The Town will dispose of the CFS Project Site through one or more agreements (here collectively referred to as the "Development Agreement") negotiated with the selected Developer which, in the sole discretion of the Town, will be adequate to assure the Town that the project will be completed in a timely manner and in accordance with the terms proposed by the Developer and accepted by the Town.

6. Schedule

Below is a tentative schedule of activities. The dates are subject to change based on the Town Calendar. Applicants will be alerted to changes. Applicants can also sign up for alerts by going to www.brunswickme.org > Notify Me, and then signing up for Central Fire Station alerts.

Action	Date (2023)
RFP Issued by Town Council	March 6-8
Site Visit and Q&A Session	March 20
Deadline for Questions	April 07
RFP Due	April 21
Review of Proposals	April 24-28
Committee Evaluation	May 1-5
Recommendation to Town Council	June 5
Project Award	June 6-9
Execution of Purchase, Sale, and Development Agreement	July

7. Submission Requirements

All proposals must be submitted in accordance with the terms and conditions of this RFP. Proposals must be received no later than 3:00 PM, on April 21, 2023. All Proposals shall be deemed to be public record within the meaning of 1 M.R.S. § 402 (the Maine Freedom of Access Act) after the due date.

Applicants shall submit eleven (11) double sided paper copies of their Proposals in two sealed envelopes together with a USB flash drive of the Proposal in PDF format. Neither faxed nor emailed Proposals can be accepted. Envelopes shall be marked with the

applicant's name/business and sent to:

“CFS (21 Town Hall Place) Proposal”
Office of the Town Manager
85 Union Street
Brunswick, Maine 04011

Envelopes may be mailed or dropped off at the Town Manager's Office, located in Room 207.

Hard copies of the application MUST be divided into two envelopes: Envelope 1 should include all proposal requirements EXCEPT for financial information. Envelope 2 should contain ONLY the proposal's financial information.

Proposal Requirements:

Sealed Envelope 1	<input type="checkbox"/> Statement of Interest <input type="checkbox"/> Applicant Qualifications <input type="checkbox"/> Beneficial Interest Statement <input type="checkbox"/> Development Project Experience <input type="checkbox"/> Concept Plan <input type="checkbox"/> Project Schedule <input type="checkbox"/> Drawings & Plans <input type="checkbox"/> RFP Fee <input type="checkbox"/> Dismissal Disclosure <input type="checkbox"/> Other Disclosures
Sealed Envelope 2	<input type="checkbox"/> Evidence of Financial Capacity

Proposals may include any materials and information that the Developer determines are necessary to satisfy the requirements of this RFP. Additional materials should be clearly labelled as such. Once a Proposal is submitted, a prospective Developer may not correct, modify, or substitute a Proposal in any manner unless authorized by the Town in its sole discretion.

8. Proposal Requirements

A complete Proposal shall include the following sections. Responses to each section must be clearly labelled with the same headings as outlined in bold provided below. It should be clear that the applicant has responded to each proposal requirement. Applications should be well organized and easy for the evaluation team to navigate. Disorganized applications that do not clearly respond to each requirement may be disqualified.

- Statement of Interest:** Provide a statement of interest in the redevelopment of

the CFS Project Site. Provide a description of how the proposed development concept addresses the objectives and vision put forth in this RFP and an explanation of the proposed acquisition price.

- Applicant Qualifications:** Provide an organizational chart describing the entities and key personnel on the Project Team, resumes with education and experience for lead personnel, and three (3) references for each of the key members. The Project Team should include the business owner, development team (including consultants), funding sources, and property manager(s).
- Beneficial Interest Statement:** Provide a statement of all corporations and individuals who would derive a direct financial benefit from the project, if awarded.
- Development Project Experience:** Provide examples of at least three (3) relevant development projects located in a downtown environment undertaken within the last ten (10) years by the development team. Please include the following information for each past project example:
 - Location and photographs.
 - Brief description of project type and use.
 - Total project budget and description of financing.
- Concept Plan** of the proposed development that includes:
 - Development program, including floor area for the specific types of residential and/or nonresidential uses, number of units, tenure (whether rented or owned) level of affordability, etc.
 - Estimated ground coverage, height, and gross floor area of the building(s). Estimated square footage of existing building(s) to be preserved and/or new improvements.
 - Description of how the proposed uses will relate to the surrounding land uses.
 - Written description of the physical design of the development, with graphics, renderings, or both, including site-specific conceptual layout, proposed parking, and access management for people (residents, employees, abutters, and the public) walking, bicycling, using a mobility device, or operating a vehicle including for deliveries, snow removal, and garbage.
- Project Schedule:** Include predevelopment (planning and design), construction, marketing, and lease-up.
- Drawings & Plans:** Include a site plan, architectural floor plans, and project rendering.

- Evidence of Financial Capacity:** The Developer must provide evidence of financial capacity to undertake the proposed development. Include the following financial information:
 - Anticipated financial and management interests in the development
 - Strategy for securing equity and financing
 - Letters of Interest from lending institutions and financing sources
 - Proforma
 - Development budget
 - Sources and uses
 - Rent roll
- RFP Fee:** A non-refundable fee in the amount of \$250 is due at the time of submission. Such fee shall be payable to the Town in the form of certified check or money order.
- Dismissal Disclosure:** A disclosure of whether the proposed Developer and/or any of its principals, partners, co-ventures and/or subcontractors participating in the proposal, or the project has been dismissed or disqualified from a bid or contract within the past five years, and if so, the reason(s) why.
- Other Disclosures:** A disclosure of any conditions (bankruptcy or other financial problems, pending litigation, planned office closures, impending merger) that may affect the Developer's ability to perform contractually. If a joint venture, a disclosure is required for each partner in the joint venture.

Following the deadline for receipt, the Economic & Community Development Department will open the Proposals and keep a register of those developers or individuals submitting Proposals.

All proposals shall remain firm for one hundred twenty days (120) calendar days from the proposal due date.

9. Evaluation Criteria

The Town will evaluate factors including consistency with the Vision and the community survey, the purchase price, relevant experience of the Development Team, demonstrated success in the design, construction, and operation of similar development projects, the proposed schedule, and overall public benefit.

All proposals meeting the minimum criteria will then be evaluated based on the following Evaluation Criteria:

a. Concept Plan: Project Consistency with Vision (40 Points)

The conceptual plan and description incorporates many of the desired attributes listed in the Vision section and is responsive to the Downtown Master Plan and community survey.

b. Qualifications of Project Team (20 Points)

The Project Team has successfully completed projects of similar scope, including redevelopment of municipal properties, adaptive reuse, and historic renovations, and has demonstrated a high likelihood to complete the project.

c. Evidence of Financial Capacity: Project Feasibility (20 Points)

The Proposal includes details on proposed tenants and financing for the project. Demonstrates financial capacity to complete the project in the manner proposed.

d. Project Schedule (10 Points)

Proposal includes a detailed timeline showing the Developer's understanding of the planning and development process and can complete required permitting and begin construction immediately after award.

e. Acquisition Price (10 Points)

The price offered will be a key component of the evaluation and may be negotiable.

f. Bonus Points (10)

The Project incorporates climate and sustainability elements.

The CFS Advisory Committee will use the scoring guidance below when evaluating applications.

Scoring Guidance				
Selection Criteria	Non-Responsive (0)	Low (1-10)	Medium (11-30)	High (31-40)
Concept Plan: Consistency with Vision and Public Benefits	Concept plan has no detail and/or is inconsistent with the Vision and/or negatively affects the Vision. Provides no	Concept plan provides minimal detail and/or lacks consistency with the Vision. The project Proposal has no clear,	Concept plan is detailed and consistent with the Vision. The project Proposal offers some public benefits.	Concept plan is highly detailed and highly consistent with the Vision. The project Proposal has significant public benefits.

	public benefit.	direct, or significant public benefits.		
Selection Criteria	Non-Responsive (0)	Low (1-5)	Medium (6-15)	High (16-20)
Qualifications & Experience	The Project Team has <u>not</u> successfully completed any projects in the last ten years. They lack experience demonstrating their likelihood to complete the project successfully.	The Project Team has completed some projects in the last ten years, but they are <u>not</u> of a similar scope. Their experience demonstrating their likelihood to complete the project successfully is uncertain.	The Project Team has successfully completed some or several projects in the last ten years of a similar scope, including redevelopment of municipal properties, and has relevant experience demonstrating their likelihood to complete the project successfully.	The Project Team has successfully completed several (3+) projects in the last ten years of a similar scope, including redevelopment of municipal properties, adaptive reuse, and/or historic renovations, and has highly relevant experience demonstrating their likelihood to complete the project successfully.
Selection Criteria	Non-Responsive (0)	Low (1-5)	Medium (6-15)	High (16-20)
Evidence of Financial Capacity: Project Feasibility	The Proposal has insufficient information on financial capacity to complete the project.	The Proposal includes some detail on financial capacity. More information needed to determine project feasibility.	The Proposal includes sufficient details on financial capacity. The Developer demonstrates the ability to complete the project.	The Proposal includes firm details on committed tenants and financing. The Developer has demonstrated the financial capacity to complete the project.
Selection Criteria	Non-Responsive (0)	Low (1-3)	Medium (4-7)	High (8-10)
Project Schedule	Proposal includes a timeline that lacks detail and/or it is unclear whether the developer will be able to complete the project.	Proposal includes a timeline that lacks detail that demonstrates the Developer can complete the project in a timely manner.	Proposal includes a timeline projecting the Developer's ability to complete the project within a reasonable time frame after the award.	Proposal includes a highly detailed timeline projecting the Developer's ability to complete the project on an expedited time frame after the award.
Selection Criteria	Non-Responsive (0)	Low (1-3)	Medium (4-7)	High (8-10)
Acquisition Price	The proposal does not offer a price and/or requests a public	The proposal offers a below fair market price, but requires no	The proposal offers a fair market price.	The proposal offers an above fair market price.

Selection Criteria	subsidy. Non-Responsive (0)	subsidy. Low (1-3)	subsidy. Medium (4-7)	subsidy. High (8-10)
Bonus: Climate and Sustainability Features	The project does <u>not</u> incorporate “green” elements and features and does not address climate change and pollution or negatively affects climate and the environment.	The project incorporates little, if any, “green” elements and features that address climate change and pollution.	The project incorporates some “green” elements and features that address climate change and pollution.	The project incorporates several “green” elements and features that address climate change and pollution.

Evaluation Process

Proposals will be reviewed and evaluated by the CFS Advisory Committee and Town staff. The Project Development Agreement will be awarded by the Town at its sole discretion. The evaluation process will be made in three phases:

1. An initial review of each Proposal will be made by Town staff to determine whether all minimum requirements (Sections 7 & 8 of this RFP) have been met. Any proposal not meeting those requirements will be eliminated from consideration.
2. Proposals that satisfy the minimum requirements will be further evaluated in accordance with the Evaluation Criteria set forth in Section 9 of this RFP by Town staff and the CFS Advisory Committee.
3. The evaluations will be reviewed in conjunction with the results of any interviews and references, and any additional information requested by the Town.

Round 1 – Package Completeness	
Minimum Qualifications Met	Pass/Fail
Round 2 – Application Scoring	Maximum Points
Concept Plan: Project Consistency with Vision	40
Qualification of Project Team	20
Evidence of Financial Capacity Project Feasibility	20
Project Schedule	10
Acquisition Price	10
	Round 2 Total
Bonus	10
Round 3 – Vetting	
Interviews	50
References	50
	Round 3 Total
	100

Upon the review and evaluation, the CFS Advisory Committee will make a recommendation to the Town Council for consideration. The Council will have the final decision and either accept or reject the recommended development Proposal.

During the evaluation process, the Town reserves the right for any reason deemed appropriate by the Town to waive portions of the RFP; to waive any minor informality in a proposal; to request "best and final" offers; to reject any and all proposals; to terminate this RFP; and/or to issue a new RFP.

The Town Council reserves the right to reject any and all proposals if it determines that the criteria set forth have not been met or for any other reason in its sole discretion.

Within 90 days of being selected, the Designated Developer shall provide to the Town:

- ✓ Development Agreement(s) as negotiated with and to the satisfaction of the Town, executed by the Developer.
- ✓ A deposit equal to 10% of the Purchase Price.
- ✓ Any other documents as required by the Town.

If the required documents are not executed and submitted to the Town within the specified time, the Designated Developer's selection will automatically expire, unless extended in writing by the Town at its sole discretion.

The Town reserves the right to negotiate with another Developer if the Town is unable to negotiate a final Development Agreement satisfactory to the Town in its sole discretion.

10. Rule for Award of Contract

The RFP submission will be evaluated in accordance with the Evaluation Criteria set out in the RFP. Before awarding the RFP, the Town may request additional information from prospective developers or individuals.

11. Non-Applicability of Public Construction Laws

It is the Town's intent that any agreement resulting from this RFP shall be for a private development to which none of the laws and regulations applicable to public construction projects shall apply. The Town has established certain Proposal minimum requirements but otherwise the successful Developer shall be responsible for the design and construction of its Project.

The Town shall have the right to inspect the Project during construction for the purpose of assuring that construction is following the Developer's Agreement, not to modify the design or the manner of construction except to the extent any municipality might exercise its health, safety, and zoning powers for any private construction project.

12. Disclaimer/Reservation of Rights

The Town makes no representations or warranties, expressed or implied, as to the accuracy and/or completeness of the information provided in this RFP. The Project Site will be disposed of to the selected Developer in "AS-IS", "WHERE IS" and with "ALL DEFECTS" without any representation, warranty, or covenant of any kind whatsoever, and the successful Developer shall agree to accept the Project Site in such condition without recourse to the Town of any kind or for any reason whatsoever.

The Town reserves the right to extend the deadline for submission of proposals, to request supplementary information, to conduct interviews with any or all of the applicants, to waive minor informalities, and to reject any or all proposals, in whole or in part, if in its sole judgment the best interests of the Town would be served in doing so. The Town will reject any and all proposals when required to do so by applicable law.

The Town reserves the right to negotiate any and all terms of a Development Agreement (Purchase and Sale Agreement or other agreement with the Designated Developer). If such negotiations cannot be concluded successfully with the Designated Developer, the Town may choose to negotiate an agreement with the next Designated Developer from the pool of applicants, to terminate this RFP process, or to begin a new RFP process.

Execution of a Development Agreement with the Town for the Project Site in no way constitutes satisfaction of any applicable Town bylaws nor guarantees issuance of any required Town permit, including a special permit/site plan approval or liquor license.

SCHEDULE OF ATTACHMENTS

Attachment A	Relevant Plans, Zoning Ordinance & Maps
Attachment B	SMRT Study
Attachment C	Community Survey

Attachment A

Downtown Master Plan

GM6 Description

Zoning Maps

Village Review Overlay Ordinance

Village Review Overlay Map

2011 Downtown Master Plan

The full plan can be found by following this link, or by going to www.brunswickme.org > Town Government > Planning & Development > Plans, Reports & Other Documents

Plan excerpts

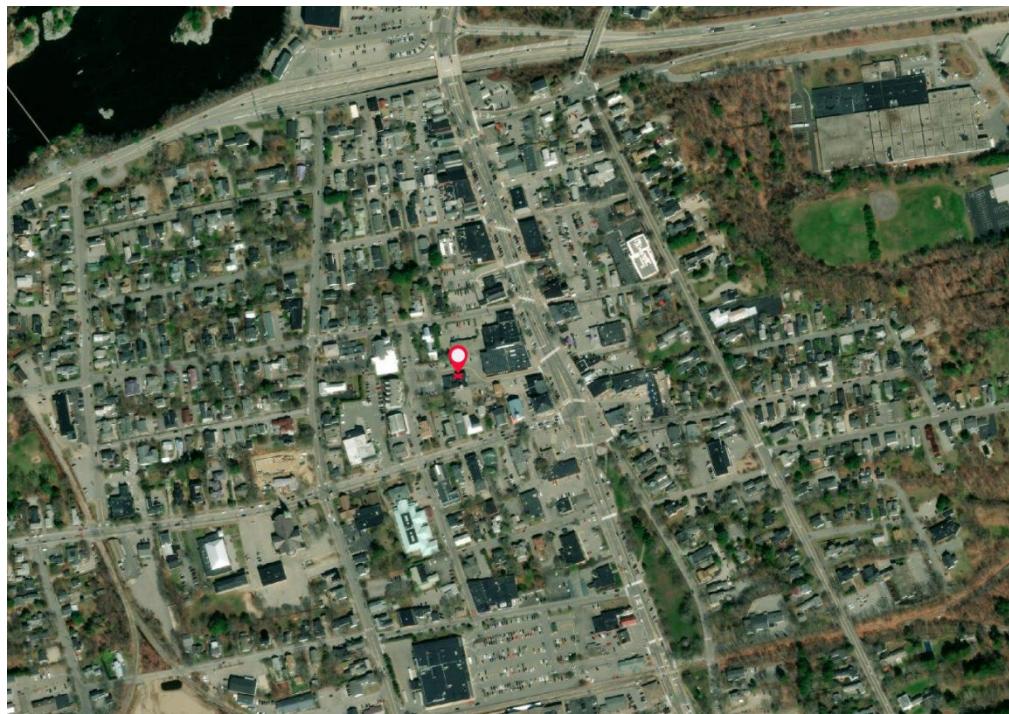
Plan Recommendations	
p. 6	<i>“One of the key objectives of the Comprehensive Plan is, “In partnership with local organizations, make the Downtown more attractive, inviting and the ‘hub’ of community activity.”</i>
p. 6	<i>“...preserve historic architecture, and make new construction and renovations fit the character of the historic downtown”.</i>
p. 6	<i>“Underlying all of these focus areas was a commitment by the committee to environmental and community sustainability.”</i>
pp. 36, 93	<i>“Despite a beautiful civic institution and a restaurant, Town Hall Place has a “back of house” appearance with no public draw.”</i>
p. 36	<i>“The creation of an attractive pedestrian corridor into Town Hall Place, with streetscape improvements and gathering places, capitalizes on the social and business potential of this area.”</i>
p. 37	<i>“The area adjacent to the Central Fire Station is poorly connected to Maine Street, and individual activities and institutions in this area are poorly connected to each other. There are currently no public uses here other than parking.”</i>
p. 41	<i>“Attract and incentivize targeted development in areas with the greatest potential for creation a consistent, rich urban fabric. Infill with street-level buildings when opportunities arise.”</i>
p. 41	<i>“On Town Hall Place, promote connectivity between businesses and the Central Fire Station by beautifying with a temporary garden plaza featuring outdoor seating.”</i>
Workshop Summary	
p. 93	<i>“Central Fire Station is very attractive and historic”</i>
p. 93	<i>“Although underutilized, parking is provided at a central location”</i>
p. 93	<i>“Promote triangulation between restaurant, fire station and new Cool as a Moose complete by beautifying with a temporary garden plaza featuring outdoor seating.”</i>
p. 93	<i>“Transform the garden plaza into a permanent square. Utilize special paving treatments and garden features to extend into the surroundings.”</i>
p. 93	<i>“Widen crosswalk, switch to one lane”</i>

Growth Mixed-Use 6 (GM6)

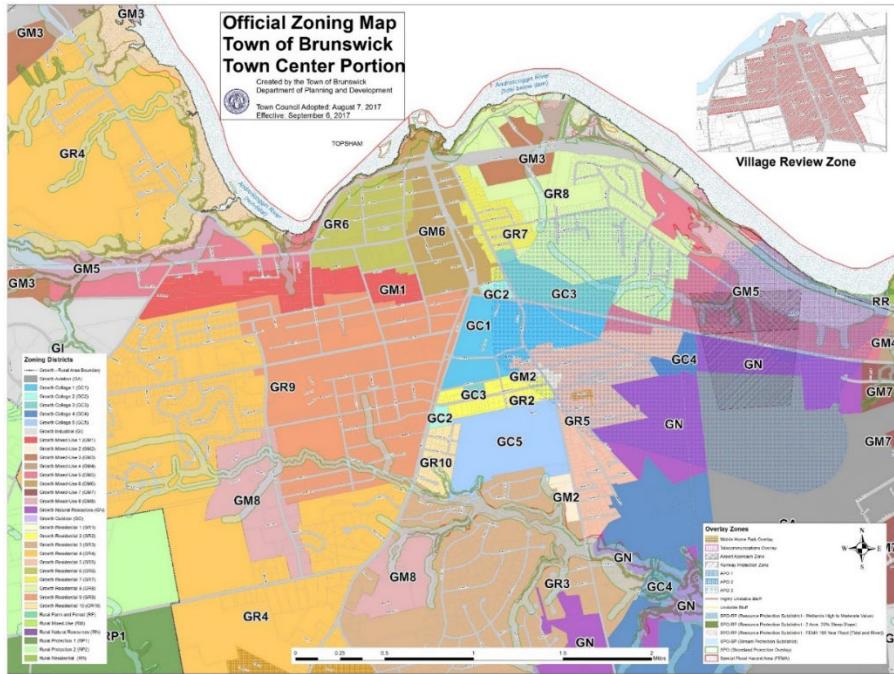
A complete explanation of rules for GM6 and the Village Review Overlay can be found in the Brunswick Zoning Code. The Zoning Code can be found by following this [link](#), or by going to www.brunswickme.org > Town Government > Planning & Development > Zoning Ordinance / Design Standards

Summary of GM6

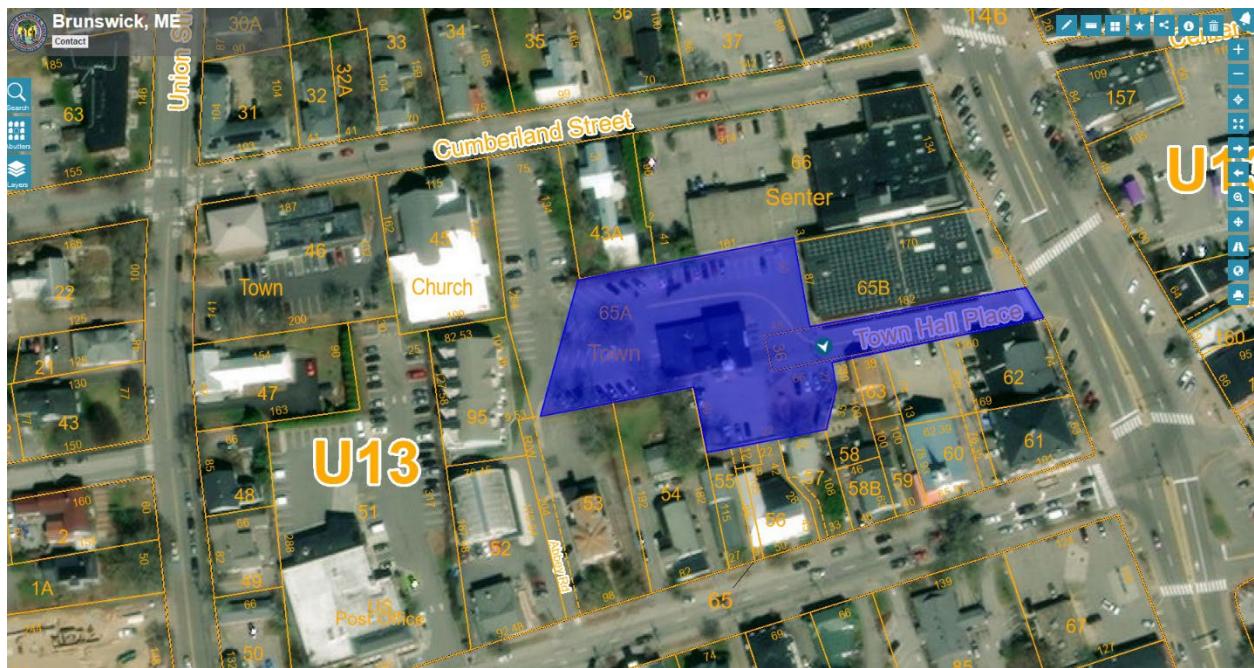
The Growth Mixed-Use 6 (GM6) District is intended to provide a pedestrian and bicycle-friendly downtown Brunswick, a part of the Town Core Planning Area, bordered by the Androscoggin River to the north, Bowdoin College to the south, Federal Street to the east and Union Street to the west. The District standards are intended to provide for a vibrant mix of primarily commercial uses (e.g., offices, retail and restaurants), cultural, educational and residential uses. Drive-through services are traditionally limited to financial institutions so as not to create a more suburban feel to the downtown area. Minimal dimensional and density standards allow flexibility for in-fill development. The Village Review Overlay Zone covers this District and maintains the mature and historic character of downtown Brunswick. In addition, the National Register of Historic Places-designated Lincoln Street Historic District and Brunswick Commercial Historic District (Maine Street) is located within the GM6 District, as is a portion of the Federal Street Historic District (Park Row area) (p. 2-5).



Location of 21 Town Hall Place



Town of Brunswick Zoning Map



Area available for negotiation in the Purchase, Sale, and Developer's Agreement. Parcel boundaries are not firm and final boundaries will depend on the negotiated concept plan which shall include access for abutters with rights.

2.3.9 Village Review Overlay (VRO) District

Purpose

The purpose of the Village Review Overlay (VRO) District is to protect and preserve the architectural context and historical integrity of downtown neighborhoods in the Town of Brunswick by:

1. Applying Ordinance standards and design guidelines in a reasonable and flexible manner to maintain Brunswick's traditional character and to ensure compatible construction and rehabilitation of existing structures in the Village Review Overlay District without stifling change or forcing modern recreations of historic styles.
2. Developing administrative processes and objective standards that identify and encourage the preservation and enhancement of neighborhood character, sites, and structures having historic or architectural significance.
3. Promoting economic development by enhancing the attractiveness of the Town to businesses and their patrons, residents, and visitors to Brunswick.
4. Fostering civic pride in the Town's history and development patterns as represented in distinctive sites, structures, and objects.
5. Promoting and protecting significant features of the historic patterns of development, including traditional landscaping, densities, structural mass and scale.

Definition and Delineation

The Village Review Overlay (VRO) District applies to specific areas of Brunswick as delineated on the Brunswick Zoning Map.

Classification of Architectural and Historic Resources

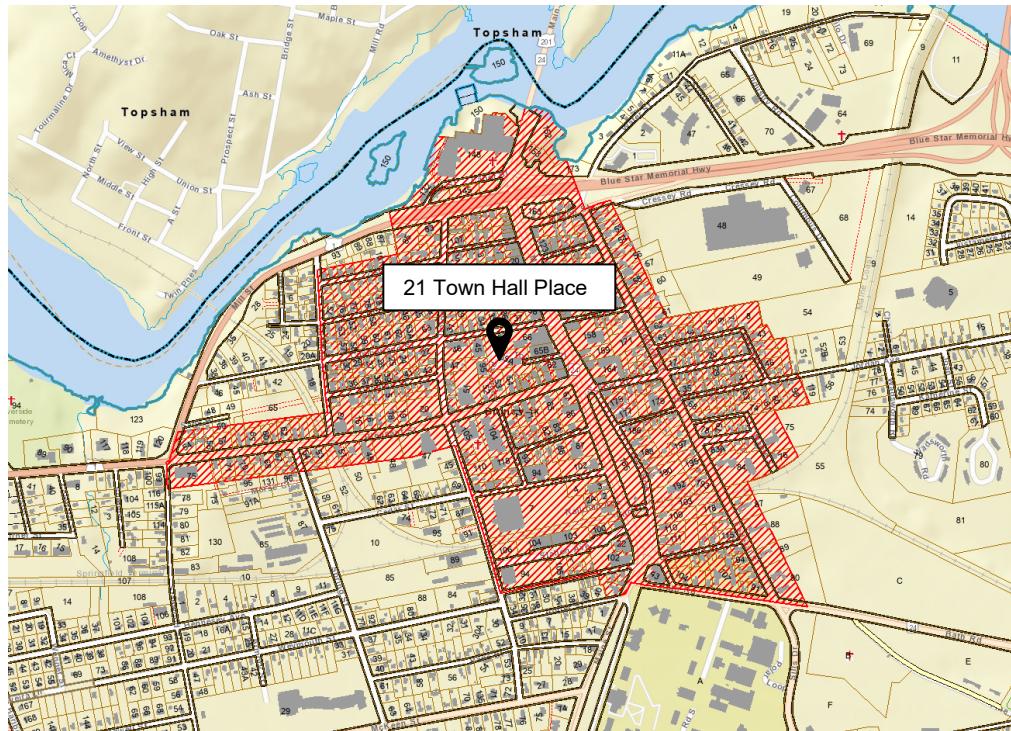
Architectural and historic resources subject to VRO District review procedures consist of:

1. Contributing resources, as defined, including but not limited to:
 - a. Properties listed on the National Register of Historic Places.
 - b. Properties eligible for listing on the National Register of Historic Places, as determined by the Maine Historic Preservation Commission.
 - c. Properties located within a National Register Historic District, deemed to be contributing resources by the Maine Historic Preservation Commission.
 - d. Properties considered to be contributing resources of local and regional significance by the Town of Brunswick.
2. Noncontributing resources, which are all remaining architectural and historic

resources
not considered to be contributing.

Certificate of Appropriateness Required

A Certificate of Appropriateness is required for activities in the VRO District involving contributing resources or noncontributing resources visible from a public right-of-way, and in accordance with the review procedures in Subsection 5.2.8



Village Review Overlay Zone

Attachment B

SMRT Study

<https://www.brunswickme.org/DocumentCenter/View/6975/Brunswick-Fire-Station-Study---SMRT-Report-with-Appendices->

www.brunswickme.org > Home-New > Town Government > Economic / Community Development > Historic Central Fire Station Redevelopment

Attachment C

Community Survey Results

<https://www.brunswickme.org/659/Historic-Central-Fire-Station-Redevelopm>

www.brunswickme.org > Home-New > Town Government > Economic / Community Development >
Historic Central Fire Station Redevelopment