

District Office
Telephone: 324-5313
Fax 324-5087

Treatment Plant
Telephone: 324-0047
Fax: 324-9830

SANFORD SEWERAGE DISTRICT

281 River Street * P.O. Box 338
SPRINGVALE, ME 04083-0338

Requests for Proposals

For the purchase and re-development of the property formally known as “Stenton Mill” located at 13 River Street, Sanford, Maine.



Background and Existing Conditions

Originally constructed in 1922 for the textile industry, this building was part of the Goodall Worsted Company within the historic mill district in downtown Sanford. The original Stenton Trust Mill complex included two five-story manufacturing towers, bridged by a connection on the fourth floor. High quality textile fabrics were produced until the mid- 1950's after which two light manufacturing businesses occupied the building until 2007. Following this period of manufacturing, the building remained vacant after the original owner walked away. In 2017, the building suffered a devastating fire, taking multiple days to extinguish and destroying the rear tower. The fire-damaged portion was demolished in 2019 and the property was then cleaned through EPA's brownfield cleanup program.

The remaining building consists of 130,000 square feet of floor space within five floors, plus a full walkout basement with access to the rear. The exterior is brick/masonry construction, interior stairwells are intact, and the historic wood manufacturing floors are in various conditions, some salvageable. The building resides on just over 6 acres of land with clear views of the Mousam River and surrounding hillsides from the upper floors and roof.

In an effort to preserve a portion of Sanford's history, the Sanford Sewerage District took possession of the Stenton Mill property through the State of Maine Statutory lien process for unpaid sanitary sewer services. The liens may be negotiated prior to an executed purchase & sales agreement. The property has since completed environmental phase I & II and VRAP studies. New connections for natural gas, public domestic water, public fire suppression, and sanitary infrastructure have been installed onto the property. In 2023, a residential redevelopment team was given Planning Board approval to convert the structure into 96 workforce housing units with the associated parking and landscaping improvements; however, the project has not come to fruition. Additionally, River Street has recently undergone a full reconstruction as part of the ongoing initiative to rebuild the downtown public streets through the City of Sanford's RAISE Grant award and partnership with the Maine Department of Transportation.

Request for Proposals: Stenton Mill at 13 River Street, Sanford, Maine

Objective

The objective of this RFP is to solicit developers with extensive expertise in the adaptive reuse of mill buildings and historic restoration. The property is zoned Industrial Reuse which allows for a mix of uses. The first floor of a renovated mill should include commercial space to allow the general public an opportunity to experience this portion of Sanford's history, while upper floors have flexibility for residential, institutional, and/or commercial. This building is within the Downtown Design Review District and should employ elements of historic preservation. All redevelopment plans will need approval by the Sanford Planning Board. This property may be eligible for multiple financing opportunities including Federal and State Historic Tax Credits, New Market Tax Credits, Municipal Tax Increment Financing, Maine Housing, etc. to be determined by the developer at the discretion of each organization.

Preliminary Project Timeline

Request for Proposals posted	September 4, 2024
Questions Due	October 16, 2024
Answers to questions posted by	October 23, 2024
Proposals <u>Due by 1pm</u> on	November 6, 2024
Proposal selection	December 3, 2024
Anticipated project start	March 2025
Anticipated project completion	March 2028*

**under the current agreement(s) with the Sanford Sewerage District and City of Sanford, both entities may waive all past monetary amounts that currently remain in the arrears if the developer can accomplish a complete redevelopment in the given timeline.*

Purchase and Sale Agreement Stipulations

Within 15 days of the executed purchase and sale agreement, the buyer shall:

- Retain liability insurance in the name of the new ownership. See **Insurance** below.

Within 6 months of the executed purchase and sale agreement, the buyer shall:

- Weatherproof the building. The building needs to be secured with new or temporary roof and window coverings to preserve existing, historical elements and create a safe condition for future work and potential emergency response.
- Obtain updated Phase I & II and VRAP environmental assessments under the new ownership. The City and Regional Planning Commission have available resources to assist in environmental assessments and remediation.

Within 5 years of the executed purchase and sale agreement, the buyer shall:

- Complete construction and become eligible for tax lien forgiveness.

Insurance

A certificate of insurance for liability must be obtained within fifteen days of an executed purchase and sales agreement. Commercial general liability insurance shall be in the amount of at least \$2,000,000 per event and \$4,000,000 aggregate to include but not limited to:

- Premises
- Stored materials
- Personal injury liability
- Contractual liability
- Finished areas
- Fire
- Theft
- Automotive accidents

Request for Proposals: Stenton Mill at 13 River Street, Sanford, Maine

Project Scope

1. Secure project site. Maintain access to the site and building for emergency personnel in the event of a response.
2. Retain approval from the Design Review Committee and Sanford Planning Board on proposed redevelopment plan. Follow local, state, and federal building standards.
3. Provide all labor, material, and equipment to complete the work as follows. All work to meet recognized preservation standards and follow the recommendations contained in the conditions assessments report.
4. Preserve distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic building. Traditional materials will be repaired or replaced in kind with materials that match the original and are joined in the same way.
5. Repair or replace in kind the structural masonry, steel, and concrete columns, walls, and window lintels and sills.
6. Exterior masonry and concrete finishes shall be cleaned, repointed, and sealed to prevent weather intrusion.
7. Include a publically-accessible element in the final design such as first floor commercial space, an outdoor pocket park or artistic installation, and/or rooftop view deck/observatory. The reuse of historical features and/or materials such as the existing steel I-beams to celebrate the history of this site is strongly encouraged.
8. All work not completed by the agreed timeline of the executed purchase and sales agreement may forfeit the waiver of tax liens, utility infrastructure fees, and other past monetary figures.

Technical and Financial Capacity

A successful proposal will demonstrate the developer's or redevelopment team's technical and financial capacity for the project. Experience redeveloping similarly historic or mill structures should be clearly articulated in the proposal. The applicant shall retain qualified contractors and consultants to supervise, construct, and inspect the required improvements in the proposed project.

In determining the applicant's technical ability, the selection committee shall consider the applicant's previous experience, the experience and training of the applicant's consultants and contractors, and the existence of violations for previous approvals involving the applicant, consultants, contractors, or other agents of the applicant.

The applicant shall have adequate financial resources to construct the proposed improvements and meet the criteria of the local Zoning and/or Subdivision regulations.

Proof of technical and financial capacity is required for Planning Board Approval. Funding may be obtained through the traditional construction procurement methods. This property may be eligible for multiple financing opportunities including Historic Tax Credits, Municipal Tax Increment Financing, New Market Tax Credits, Maine Housing, etc. to be determined by the developer at the discretion of each organization.

Proposal Elements and Scoring Criteria

All proposals shall be scored by a selection committee in points based on a total score of 50, with the breakdown of points as indicated below:

- **Experience and Qualifications** – 10pts – Include a description of experience completing similar development or renovation projects, qualifications or planned training to complete the project, and/or a plan to engage qualified individuals to complete the project. Qualifications for consultants and subcontractors may also be submitted.
- **Project Management** – 10pts – Include qualifications of lead project manager for the proposed work.
- **Financial Capabilities** – 10pts – Submit cost estimate and proof of financing for anticipated renovation costs.
- **Design Submittal** – 10 pts – Submit narrative or schematic design plans indicating proposed mix of uses, programming, and any unique characteristics of final project at completion.
- **Timeline** – 10pts – Submit a timeline in adherence to the **Purchase and Sales Agreement Stipulations** (above) and inclusive of all site redevelopment work and/or phases of construction.

Request for Proposals: Stenton Mill at 13 River Street, Sanford, Maine

Site Photos

Photos of the interior as well as the plan set from the 2023 Planning Board approval for site redevelopment will be available at the City of Sanford’s Bid Opportunities webpage or upon request. The plan set is not adequate for construction purposes as interior details remain undetermined. A new redevelopment plan may deviate from the previously approved plan. Please visit sanfordmaine.org/business/bid_opportunities to view the full posting.

Questions

All questions regarding the proposal specifications shall be directed to André Brousseau, Sanford Sewerage District Superintendent at abrousseau@sanfordsewerage.org. All questions must be submitted in writing no later than **Wednesday, October 16, 2024**. Questions and answers regarding the RFP will be shared on the City’s RFP web page: www.sanfordmaine.org> Business> Bid Opportunities. Proposers shall acknowledge they have been advised of the questions and answers as well as any subsequent RFP addendums in their respective proposals.

Submission

Submissions must be received (hard copy and electronically) by:

Wednesday, November 6, 2024 at 1PM.

Submit three printed proposals in a sealed package clearly labeled with the consultant’s name and address; and one digital submission via flash drive or email to André Brousseau:

Sanford Sewerage District
ATTN: André Brousseau
281 River Street, PO Box 338
Springvale, ME 04083-0338
abrousseau@sanfordsewerage.org.

Proposals shall not be returned and will become property of the Sanford Sewerage District. Complete proposals must include responses to all requirements contained within this RFP. By submitting a proposal, your firm agrees to all applicable provisions, terms and conditions associated with this RFP. This RFP, your submitted proposal, all appendices, and attachments (if applicable), and stated terms and conditions may become part of the resulting contract and public record.

Cost Estimate and Acknowledgement

Please complete and sign below acknowledging receipt of this RFP and any posted addendums prior to submitting with your proposal. In the event the proposal is awarded, a more detailed cost estimate for all site work will be required. The City of Sanford requires performance guarantees associated with all site work to be in place prior to start of construction.

Estimated Cost of Work

Exterior Building: _____

Interior Building: _____

Site work: _____

Total: _____

Name

Company

Signature

Date