INFORMATIONAL MEETING AGENDA

THURSDAY, MARCH 8, 2018
CITY HALL (COUNCIL CHAMBERS)
6:30 P.M.

A. Items for discussion submitted by the City Council and/or the City Manager:
   1. Veteran Treatment Facilities – Mayor Rollins
   2. Consideration of Response to City RFP for Development of Properties at 115 and 117 Bridge Street – City Manager
   3. Charter Review Process – City Manager

B. Persons wishing to address the City Council who have submitted a formal request in accordance with Section 2-61 of the Code of Ordinances:

C. Open comment period for any persons wishing to address the City Council:
MEMO

To: William Bridgeo
From: Keith Luke
CC: Matt Nazar, Ralph St. Pierre
Date: March 5, 2018

Re: Properties at 115 and 117 Bridge Street

On March 2nd the City opened two responses to an RFP issued for the redevelopment of city-owned property at 115 and 117 Bridge Street. The RFP stated that the award of the properties would be to the developer which submitted a proposal in the best interest of the neighborhood and not strictly limited to compensation provided to the city in terms of upfront payment.

The city received two responses from Augusta residents with experience in property development – and redevelopment for council consideration.
REQUEST FOR PROPOSALS FOR THE REDEVELOPMENT OF PROPERTIES AT 115 AND 117 BRIDGE STREET

Notice and Instructions:

City of Augusta, Maine – Development Services Office

Issue Date: February 9, 2018
Deadline for Questions: February 23, 2018
Due Date: March 2, 2018

1. Questions may be directed to:
   Keith Luke, Deputy Director of Development Services
   Office: (207) 626-2336
   Email: keith.luke@augustamaine.gov

2. Proposals must be received no later than 12:00 p.m. noon, March 2, 2018

3. Proposals must be mailed to or dropped off at:
   City of Augusta
   Development Services Office
   16 Cony Street
   Augusta, Maine 04330

4. Late, faxed, or unsigned proposals will be rejected.

5. This document may be viewed on the City of Augusta’s website: www.augustamaine.gov.
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   B. Background

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    B. Proposal Submission
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I. Project Description

A. Purpose

The City of Augusta is seeking proposals to redevelop foreclosed and tax acquired properties at 115 and 117 Bridge Street with the goal of providing quality residential housing and improving the aesthetics of the Bridge Street neighborhood.

B. Background

The City acquired 117 Bridge Street through the tax foreclosure process in June 2017. Shortly thereafter the city negotiated the purchase the abutting property at 115 Bridge Street, which had been foreclosed upon by a lender.

A lack of parking has been a hindrance both to the sale of the properties and the effective management of either property as rental units. The city desires a redevelopment of the property to provide improved residential housing with adequate and attractive parking that enhances the appearance and function of the surrounding neighborhood.

II. Proposal Review and Selection Process

A. Evaluation Criteria

Once proposals are received, City of Augusta staff will review the proposals and select a winning bidder based on the following evaluation criteria, not limited to price:

1. An adequate description of the plan for renovation, demolition or a combination of both.
2. Qualifications of the respondent to complete the proposed project within 18 months.
3. Financial capability of respondent to complete the proposed project within 18 months.
4. A landscaping plan for the proposed project.
5. Total investment proposed for the project.
6. Price offered to the city by the respondent for the two parcels.
7. Proposals that do not include the acquisition and redevelopment of both parcels will not be considered.

B. Right of Refusal

The City of Augusta reserves the right to reject any and all proposals.
C. Additional Provisions

1. The city will provide quitclaim deeds for the properties.
2. The project must be completed within 18 months of the time of closing. A deposit in the amount of $5,000 must be provided prior to closing, which will be forfeited if the project is not completed within the timetable established or does not meet the criteria established in Section II (a).
3. If the project is not completed within the 18 month timeline established by the sales contract and as described under Section II (a) the property shall revert to city ownership without obligation for improvements made or renovations made but not completed.
4. The city may agree to extend the 18 month timetable but is not obligated to do so.
5. This Section II (C) does not constitute "boilerplate", but rather is a critical substantive provision of this request for proposals.

III. General Instructions & Requirements

A. Instructions

Interested parties are invited to submit proposals to the City of Augusta for the properties described in this RFP. The City of Augusta reserves the right to reject any or all proposals and to make any award which it considers to be in the best interest of the City of Augusta.

B. Proposal Submission

For the proposal to purchase the properties to be considered by the City of Augusta, three (3) hard copies of the complete proposal must be received no later than 12:00 noon, March 2, 2018.

Proposals shall be addressed to:
Keith P. Luke
Development Services Office
City of Augusta
16 Cony Street
Augusta, Maine 04330

Faxed and electronic files will not be accepted.
C. Inquiries and Questions

All requests to view the properties, questions, requests for interpretation, correction, or clarification must be submitted in writing, either by letter or e-mail the City Contact, and shall arrive not later than noon, February 23, 2018. All responses from the City shall be in writing.

D. Late Proposals

Any late proposal received by the City of Augusta will not be considered.
Bid for Property Purchase
115 & 117 Bridge Street

LaRochelle PM, LLC
78 Purinton Ave
Augusta, Maine 04430

Phone: 207-215-7872
Email: lori@larochelleinteriors.com
Proposal for Redevelopment of Property located at 115 & 117 Bridge Street

Project Description

115 & 117 Bridge Street are two city owned properties in need of major repairs. 117 Bridge Street is a duplex that has been all but destroyed by its last tenants is not worth the cost of the repair to renovate it. It also provides little to no parking for its tenants making it extremely difficult to rent. 115 Bridge Street is also in disrepair. It needs a new roof, heating system, major kitchen updates, and bathroom repair. It looks like the existing driveway is being used by the neighboring duplex that has no driveway.

Bid for Property

We would like to offer the City of Augusta $20,000 for the two properties at 115 & 117 Bridge Street as is. We will put a $5,000 deposit and close in 21 days.

Purpose of Bid for Property

The purpose for purchasing these two properties will be to renovate and resell for a profit as follows. The redevelopment will include the demolition of the building located at 117 Bridge Street. The property will be divided with the larger parcel to be sold to the abutting landowners for their parking to cover the estimate $15,000 for demolition. The second parcel will remain and become part of 115 Bridge Street. 115 Bridge Street will be given a facelift on the exterior with a new paint job, new roof and minor landscaping in the front. The small parcel from 117 will be seeded for yard. The interior of 115 Bridge Street will include updating the heating system, kitchen and some bathroom update. It will also require some new replacement widows and repair to the existing plaster walls and paint. We feel even with the renovations the maximum value of this property will be in the $140,000 range.
Developer's Background

Owners of LaRochelle PM, LLC has only been in business for one year. It is a family business owned by Lori A. LaRochelle, Derrick C. White and Tarsha L. Cote. Its sister company LaRochelle Interiors LLC. has been in business since 2008. It is owned and operated by the by Lori A. LaRochelle and Derrick White. LaRochelle Interiors will be the project manager for this project as well as the designers. LaRochelle Interiors is both a commercial and residential interior design and project management firm. Lori A. LaRochelle majority owner is a Maine State Certified Interior Design with 30 plus years of experience in the industry.
March 1, 2018

Keith Luke
Deputy Director of Development Services
City of Augusta
Development Services Office
16 Cony Street
Augusta, Maine 04330

Dear Mr. Luke,

Thank you for the opportunity to submit a proposal for the redevelopment of properties at 115 and 117 Bridge Street. As owners of neighboring buildings and family members, we are submitting a joint proposal. All of the details are included.

As landlords and homeowners, it is our great desire to see the neighborhood improved. We have the interest and means to make that happen.

Please be in touch with any further questions.

Thank you,

Stacie Haines, 939-1939
Efrain Ferrusca, 939-1910
Deborah Hazen, 582-1517 or 557-5171
Christopher Hazen, 582-1517 or 351-5984
PROPOSAL FOR THE REDEVELOPMENT OF 115-117 BRIDGE STREET

Executive Summary:

This real estate development proposal will cover our proposed project for redevelopment of the properties located at 115 and 117 Bridge Street.

The two properties are situated between properties that are owned by the applicants. Our goal is to create adequate off-street parking for tenants, provide recreation/gardening space behind the proposed parking lot and the existing building at #117, and rehabilitate the existing duplex at #117 in order to attract tenants that are desirable to the neighborhood.

Site Overview:

Each of the two lots is 50’ x 86’. At #115 we propose 33’ of road frontage by 65’ south to north be converted to a parking lot that will accommodate 6 vehicles. The parking lot will be set back from the street by 11’ to include 5’ setback from the street and 6’ of landscaping. Each parking space will be 9’ x 18’ on the west side of the lot. There will be 15’ between the parking spaces and the boundary with #113. The remaining 50’ x 21’ behind the parking lot and the area behind the building #117 will be lawn. The building at #117 will remain in place with the existing footprint.
Development Timeline:

The project will begin with asbestos abatement and then demolition of the building at #115. That property will then be leveled and filled to create a 6-vehicle parking lot, each space to be 9’ x 18’ with a 5’ setback from the street so as not to interfere with the existing sidewalk. Another 6’ will be a landscaped buffer between the sidewalk and the parking area. The driveway will be 15’ wide. The back of the lot will be leveled, filled and seeded for lawn. Renovations of the building at #117 can be started at the same time as the demolition and site work at #115.

#115:
Phase I – Asbestos abatement and demolition 05/01/2018 – 06/15/2018
Phase II – Completion of parking lot 06/15/2018 – 07/15/2018
Phase II – Tree removal, filling & seeding lawn 07/16/2018 – 08/01/2018

#117:
Phase I – Replace roof – 1-story section only 05/01/2018 – 06/15/2018
Repair front entrance steps, decks, doors
Remove personal property

Phase II – Upgrade electrical system 06/15/2018 – 08/01/2018
Service/repair plumbing & heating systems
Interior demolition:
  Damaged plaster/drywall
  Carpets
  Non-salvageable plumbing & electrical fixtures

Phase III – Repair damaged plaster/drywall ceilings & walls 08/01/2018 – 05/01/2019
Replace plumbing & electrical fixtures as needed
Refinish hardwood flooring
Replace carpets
Paint walls and ceilings

CONCLUSION:

Our proposal will provide housing for two families, and serve to further our goal of improving the quality of the neighborhood. The demolition of the building at 115 Bridge Street will improve the look of the neighborhood and provide off-street parking for tenants at two buildings, resulting in less congestion at the upper end of the street.

Our proposal is to acquire the property for $10,000 and make all improvements as outlined above. Our offer of $10,000 is based on the cost of removing the building #115, improvements to the site and renovations to the building at #117 far exceeding the current value of the properties.
# BRIDGE_STREET

**115 Bridge Street**

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<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT PRICE</th>
<th>TAX</th>
<th>RCV</th>
<th>DEPREC.</th>
<th>ACV</th>
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<td>Tear off asbestos siding (no haul off)</td>
<td>1,668.00 SF</td>
<td>3.58</td>
<td>13.76</td>
<td>5,985.20</td>
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<td>RJ Enterprises, Auburn 207-373-0344</td>
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<tr>
<td>Demolish/remove home (1001 sf - 2000 sf)</td>
<td>753.00 SF</td>
<td>11.95</td>
<td>0.00</td>
<td>8,998.35</td>
<td>(0.00)</td>
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<td>McNaughton Brothers, Hallowell, 592-2650</td>
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<tr>
<td>Excavation, fill, compaction - 30' x 56' parking lot</td>
<td>1.00 EA</td>
<td>10,000.00</td>
<td>137.50</td>
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Total: **115 Bridge Street**

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<th>QUANTITY</th>
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**Line Item Totals:** **BRIDGE_STREET**

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**Grand Total Areas:**

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<td>SF Ceiling</td>
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<td>SF Walls and Ceiling</td>
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<td>3,346.92</td>
<td>SF Floor</td>
<td>371.88</td>
<td>SY Flooring</td>
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<td>LF Floor Perimeter</td>
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<td>0.00</td>
<td>SF Long Wall</td>
<td>0.00</td>
<td>SF Short Wall</td>
<td>964.59</td>
<td>LF Ceil. Perimeter</td>
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<td>3,346.92</td>
<td>Floor Area</td>
<td>3,551.67</td>
<td>Total Area</td>
<td>7,012.64</td>
<td>Interior Wall Area</td>
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<td>4,503.53</td>
<td>Exterior Wall Area</td>
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<td>Exterior Perimeter of Walls</td>
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<td>950.81</td>
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<td>Total Hip Length</td>
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Site Plan - Parking for #113 + #117

- Existing Building: 38' x 32'
- Parking Lot: 15' x 30'
- 6 spaces: 9' x 18'
- 6' Shrub Curb
- 5' Sidewalk