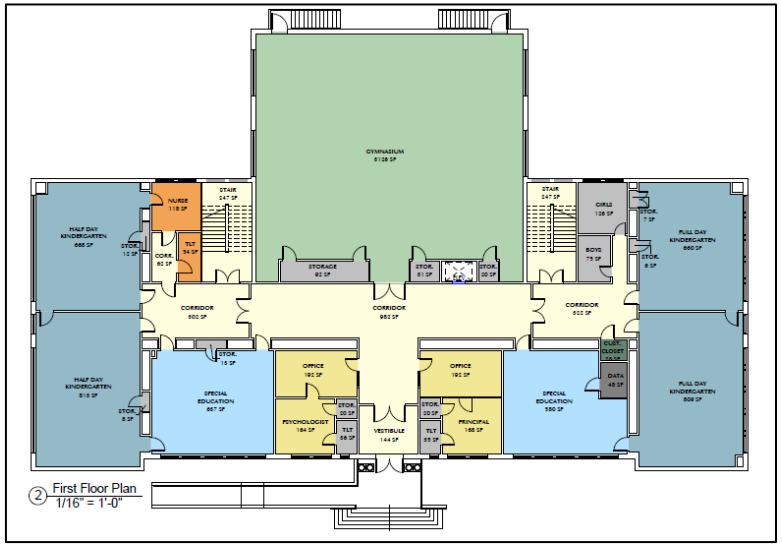
BEAL SCHOOL PROPERTY RFP DEVELOPMENT

1. Status and Update
2. Elements of a Request for Proposal (RFP)
3. Discussion
4. Next Steps

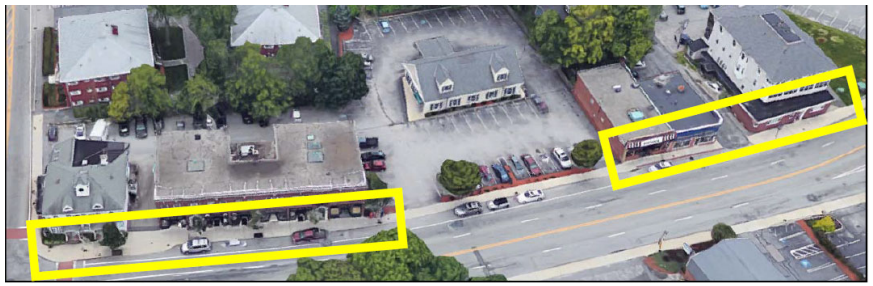
Site Area	3.86 acres
Existing Building	
Living Area	31,400 sf
Stories	2
Year Built	1922

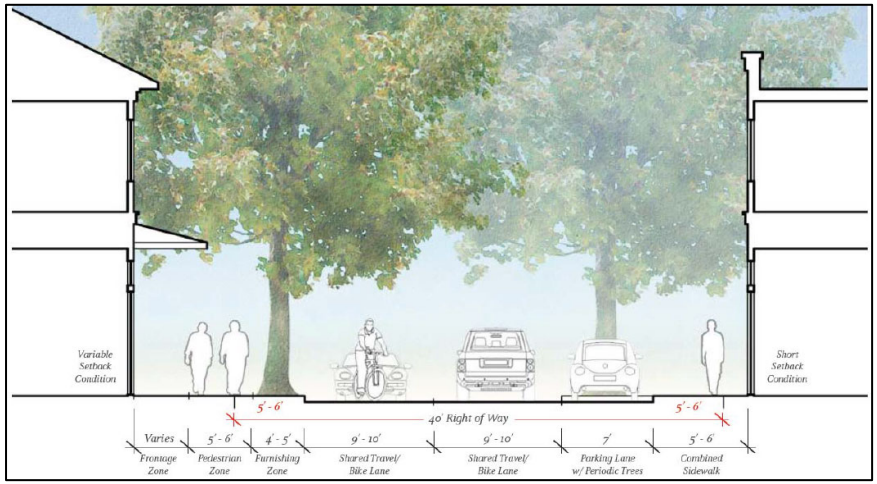
https://www.mapsonline.net/shrewsburyma

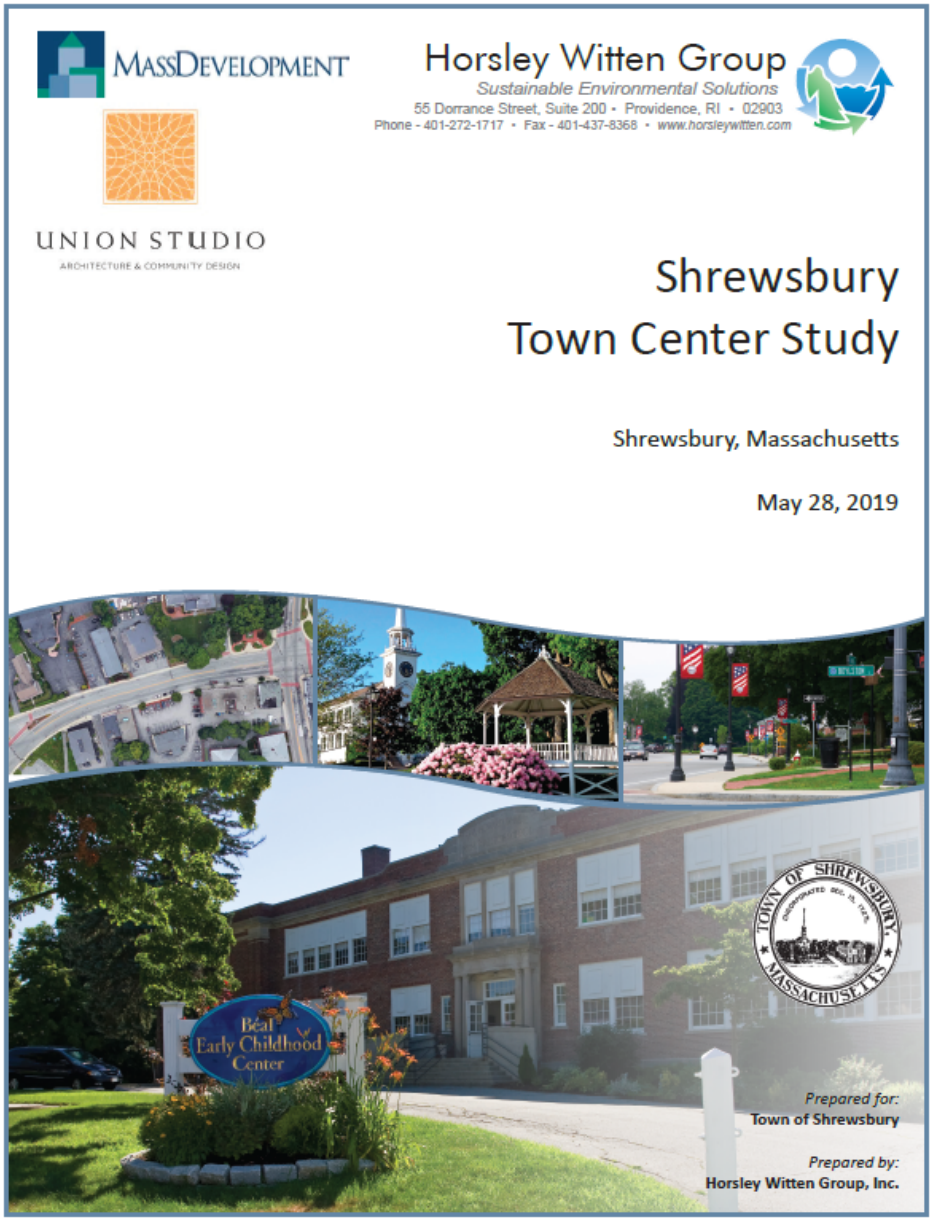
BEAL SCHOOL – EXISTING CONDITIONS REPORT



BEAL SCHOOL – TOWN CENTER STUDY







BEAL SCHOOL REDEVELOPMENT

Input and Priorities from Town Center Study

1. Elevate the experience of the Town Center
2. Adaptive re-use is a benefit but not a necessity
3. Public space in the front yard (Veterans' Memorial)
4. Active site designed for gathering
5. Amenities are meant for sharing (open space and parking)
6. Street-level uses will be non-residential
7. Well-designed circulation
8. Keep baseball field area undeveloped
9. Comply with all regulations

REDEVELOPMENT SCENARIOS

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ELEMENTS OF A REQUEST FOR PROPOSAL

1. Development Process
2. **Project Information**
3. **Project Vision, Objectives, Guidelines**
4. Submission Requirements
5. Evaluation Criteria
6. Terms and Conditions

Existing conditions
Competitive advantages
Public Incentives

Need to be aligned to clarify priorities and expectations

Leverage:

- Town-owned land
- Allowed scale and density
- Other public funding sources

ELEMENTS OF A REQUEST FOR PROPOSAL

Typical RFP Categories	*Sources, Tools, and Incentives*
1. Project Understanding: *Set Community Vision*	> Publicly owned land: status and timing > Building and site information: size, condition, environmental information, etc. > Zoning update, Town Center Study, other plans > Town Selectmen, Beal Reuse Committee, Town Center Association, community input
2. Project Guidelines: *Set Guidelines for Use and Density*	> Vision and objectives > Viable uses > Zoning parameters > Design guidelines > Financial and legal structure (sale, ground lease, etc.)

ELEMENTS OF A REQUEST FOR PROPOSAL

Typical RFP Evaluation Categories	*Sources, Tools, and Incentives*
3. Community Benefits: *Set Community Priorities*	> Businesses: incubator, live/work, co-working spaces? > Jobs: livable wages, trainings, other? > Culture: retail, restaurants, venues? > Housing: mix of types, incomes, ownership? > Infrastructure: open space, parking, other?
4. Financial Plan *Build public private partnership*	> Property sale or ground lease? > Sources and uses of funding > Real estate pro forma > Developer capacity and ability to finance > Incentives and other public funding

ELEMENTS OF A REQUEST FOR PROPOSAL

Framework for Weighing Priorities in Selection Process

Typical Categories	Highly Advantageous	Advantageous	Not Advantageous
Project Understanding			
Design Concept			
Public Benefits			
Developer Experience & Capacity			
Financial Plan Feasibility			
Ability to Secure Equity and Financing			

DISCUSSION

1. What do you see as the competitive advantages of this site? Disadvantages?

2. What is the community most worried about? Most excited about?

3. What are the top three priorities for community benefits that you would like to see flow from this project?

4. Are there incentives or trade-offs that the Town would offer to achieve these goals?

PRELIMINARY TRANSACTION SCHEDULE

	Target Date	2020 jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec	2021 Q1	Q2	Q3	Q4	2022 Q1	Q2	Q3	Q4
Request for Proposals																					
Draft & Finalize Document																					
Issue RFP					★																
Advertise																					
Information Session						□															
Questions Due						□															
Submit Date									■												
Interviews										□											
Selection										□	★										
Disposition/Development																					
School Committee Vote						■															
Appraisal																					
Disposition/LDA												★									
Due Diligence/Approvals																					
Design																					
Building Vacated																★					
Construction																					
Opening- estimated																					■
				Publish	PH	TM			Publish	PH	TM				TM		TM		TM		TM
Town Meeting				□	□	■			□	□	■				■		■		■		■
Beal Reuse Committee		○		○																	
Board of Selectman																					
Town Center Association		○		○																	
Shrewsbury Dev. Corp.																					

Meeting Date	○		*Town actions w/consultants*
Interim Deadline	□		
Deadline/Milestone	■		*Developer actions*
Critical Path Milestone	★		