



## **City of Berlin**

### **Request for Preliminary Proposals Sale by City of Real Property**

**Property commonly known as  
Brown Elementary School  
190 Norway Street, Berlin, NH 03570**

The City of Berlin is seeking preliminary proposals for the purchase and development of the property commonly known as the Brown Elementary School located at 190 Norway Street on 1.2 +/- acres of land (Tax Map 127 Lot 268) at the City Manager's Office, 168 Main Street, Berlin, NH through Thursday October 7, 2021 at 2:00pm EST.

The City is interested in obtaining preliminary proposals that express interest in the property by outlining the proposed business use of the property, demonstrated experience in the field or with a similar business/project, and preliminary project schedule through the start of business operations for the proposed project. Interviews may be conducted as part of this proposal process at no cost or obligation to the City. Parties who are interested for speculation purposes will not be considered. The building has a gross area of 25,416 square feet and is situated in a Business General Zone and has a large onsite paved area in the front of the building fronting on Main Street.

While the proposed price paid for the school will be one of the determining factors, other factors such as; whether the project produces property tax revenue, utilizes the entire property, meets unmet community needs (example, lodging or retail establishments), the amount of positive impact on the overall community and to the immediate neighborhood, the timetable of the proposal and its financial viability will also be determining factors as solely determined by the City.

Parties who are interested in making a preliminary proposal can download the RFP from the City website [www.berlinh.gov/bids](http://www.berlinh.gov/bids)

**Addendum #1 September 27, 2021**

**Anyone who wishes to tour Brown School prior to submitting their preliminary proposal must email [plaflamme@berlinnh.gov](mailto:plaflamme@berlinnh.gov) to verify their attendance. The site visit will be held Wednesday September 29, 2021 at 3:30PM at Brown School, 192 Norway Street entrance.**