



REQUEST FOR PROPOSAL

Sale of Property Owned by the Wadsworth City School District Board of Education

Central Intermediate School

November 20, 2024



Wadsworth City School District
524 Broad Street
Wadsworth, Ohio 44281
Contact Name: Andrew J. Hill, Ed.D., Superintendent
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Contact Phone Number: 330-335-1300

INTRODUCTION

Introduction

The Wadsworth City School District (the “District”) is soliciting proposals for the purchase of real estate located at 151 Main Street, Wadsworth, Ohio 44281, consisting of Permanent Parcel Numbers: 040-20D-03-011, 040-20D-03-012, 040-20D-03-013, 040-20D-03-014, 040-20D-03-029, and 040-20D-03-048 in the Medina County Records (the “Premises”) including the District’s existing Central Intermediate School building. This structure is located on the southern edge of downtown Wadsworth between Main Street and Lyman Street, south of Wright Street. The District intends to sell the Premises and the structure for redevelopment and reuse.

The District’s goal for the site is the preservation and rehabilitation of the current building, in some capacity, with a priority on the preservation of the OJ Work Auditorium, as a community landmark for the City of Wadsworth.

Information contained in the RFP is believed to be reliable, however, respondents should rely on their own due diligence in preparing their proposals. By submitting a proposal, respondent is indicating that it has performed the necessary due diligence to move forward with development of the Premises.

Reference websites: <https://www.wadsworthcity.com/DocumentCenter/View/1321/Downtown-Visioning-Plan-2017-PDF>

Proposed Project

The District seeks a developer to purchase and rehabilitate the Premises. The successful respondent (the “Developer”) will be required to purchase the Premises “as is.” The Developer will be required to start the rehabilitation of the Premises within three hundred sixty-five (365) days of property transfer and complete the project within five (5) year(s) of property transfer.

The redevelopment project should demonstrate a clear connection to and enhance nearby assets within the City of Wadsworth.

Property Description

The Premises includes: (a) Permanent Parcel Numbers 040-20D-03-011, 040-20D-03-012, 040-20D-03-013, 040-20D-03-014, 040-20D-03-029, which are generally bounded by Wright Street to the North; Main Street to the West; South Lyman Street to the East; and the southern property line, which extends approximately 400 to 440 feet to the south of Wright Street and (b) Permanent Parcel Number 040-20D-03-048, which is an existing staff parking lot which is located north of Park Court and East of South Lyman Street. A map of the Premises is included below with the Premises outlined in a green dashed line.



Address	Parcel #	Description
150 Main St	040-20D-03-011	Building, Front Yard and back parking lot
153 Main St	040-20D-03-012	North part of parking lot/playground on west side of the Building
151 Main St	040-20D-03-013	South part of parking lot/playground on west side of the Building
173 Main St.	040-20D-03-014	Green space/playground on south west side of the campus
S. Lyman St	040-20D-03-029	Green space/playground on south east side of the campus
Lyman St.	040-20D-03-048	Staff parking lot

Located on the Premises is an existing 3-story, approximately 111,420 square foot building in poor condition used by the District as the current Central Intermediate School. The Original Facility was constructed in 1907. The building has had several substantial additions to the complex spanning the years 1927-1990. These include the 1927 Auditorium Wing Addition, 1961 and 1966 Classroom Area Additions, the 1973 Gymnasium Addition and the 1990 Classroom Wing Addition. The overall complex underwent extensive interior renovations in 2001 which provided improvements to many areas of the facility. There are several parking lots available on the Premises, including a front parking lot and back parking lot. The Premises also includes ample green space and a playground.

Zoning

The current zoning of the site is CBD, Central Business Development District, which permits a variety of uses and allows for a higher intensity of land use and higher residential density than

other surrounding zones. This zoning classification has aided in solidifying the character of Downtown Wadsworth and will continue to function as the City makes improvements.

The District anticipates some proposals may request conditional use for their project as their proposal will not comply with current Zoning. Respondents must advise the District of its request to change the zoning.

Purchase Agreement

This RFP does not, by itself, obligate the District. The District intends to work with the Medina County Port Authority to facilitate the redevelopment of the Premises utilizing procedures authorized under Chapter 4582 of the Ohio Revised Code. The District's obligation will commence upon execution of a purchase agreement with the Medina County Port Authority and accompanying development agreement among the District, the Port Authority and any successful respondent. The District intends to enter into the purchase agreement and accompanying development agreement within ninety (90) days after selection. The purchase agreement and development agreement shall stipulate the amount of the purchase price, a projected date of acquisition, and all steps and contingencies that must be satisfied before acquisition of the Property by the developer. Such steps and contingencies may include, but not be limited to, development and/or incentive agreements, due diligence, and title searches.

Purchase Price

Medina County values the Premises at \$3,776,390. That value is comprised of land valued at \$672,690 and a building valued at \$3,103,700. County valuation is provided for reference only. Proposals shall include a proposed purchase price.

Submission Requirements and Format

Each proposal shall include, at a minimum, the following:

1. Cover Letter. The cover letter should provide a summary of the proposed project. That summary should include the following information: Respondent's name, mailing address, contact number and email address, estimated cost of the project, the end use and user of the Premises, and the proposed purchase price the property.
2. The Development Proposal. A narrative of the proposal, including all project partners and the experience applicable to the project. Provide a summary of the planned reuse of the Premises and the activities that will take place at the Premises. The narrative should describe how the proposed project will interact with and enhance nearby assets.
3. The proposed project rehabilitation timeline.
4. Sources and uses of funds.
5. Any incentives, if needed, from the District to complete and/or operate the project. The District will not provide any incentives not listed in the proposal.

6. Discussion of respondent’s experience in developing commercial properties relative to the RFP.

Respondents must submit a proposal no later than 4:00 p.m. on Friday, December 20, 2024. All proposals shall be labeled “RFP Central Intermediate School Building” and either (1) be delivered to: 524 Broad Street, Wadsworth, Ohio 44281 or (ii)emailed to: ahill@wadsworthschools.org.

Response Timeframes

The following schedule represents the anticipated RFP timeline. The schedule may be altered by the District at any time. During this process, the District may seek additional information from the respondents. In addition, the District may request the respondents to make a presentation of their proposal. Any updates to the schedule or the RFP in general will be posted at www.wadsworthschools.org.

The District shall review and evaluate proposals received by the due date.

The schedule will be the following:

Schedule	Date
RFP Distribution	Wednesday, November 20, 2024
Proposal Due Date	Friday, December 20, 2024 at 4:00 p.m. EST
Review of Proposal	The week of January 13, 2025
Interviews (if applicable)	TBD
Presentation to District Staff	TBD
Project Award	No later than Friday, January 31, 2025
Public Notice	The week of February 3, 2025

District Contacts

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Any questions about the RFP should be directed to Andrew J. Hill, Ed.D. at ahill@wadsworthschools.org or 330-335-1300. Questions should be submitted prior to December 13, 2024. Please allow 48 hours for a response.

Proposal Evaluation

The District shall consider the following information when evaluating submitted proposals to determine which proposal is in best interest of the District:

- Qualifications of the respondents.
- How the proposed use fits within the framework of the Visioning Downtown Plan, and other goals of the District.
- How the proposed use leverages and connects with nearby assets.
- Financial benefit to the District.
- Similar completed projects of the respondent.
- Respondents' ability to fulfill the commitments in the proposals. This includes a respondent's (and partner's) financial capacity to complete the project contained in a proposal.

Certification of Respondents

Respondent certifies that neither it nor any entity controlled by it, is delinquent in the payment of real estate taxes and assessments or City income tax.

District Reservations

The District reserves the right to:

- Modify, waive, or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements.
- Reject any or all proposals.
- Cancel or withdraw the RFP at any time.
- Accept the proposal which best serves the interest of the District.