

**City of Rockland, Maine
Request for Proposals (RFP)**

Sale and Re-Use of the former McLain School Building and Property
for Affordable Workforce Housing

28 Lincoln Street and 82 Summer Street
Rockland, Maine

The City of Rockland, Maine (“The City”) will be accepting sealed bids for award of an option to purchase real property located and identified as the following parcels:

28 Lincoln Street, in Rockland Maine (Tax Map 22D Lot 3)
and
82 Summer Street, in Rockland Maine (Tax Map 22D Lot 2)

(“McLain School Property”) for the purpose of developing affordable workforce housing.

Notice and Instructions

RFP Issue Date: March 11, 2024

RFP Due Date: April 18, 2025, 10 A.M.

Sealed bids will be accepted at:

Office of the City Manager
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841

or

tluttrell@rocklandmaine.gov

The envelope for any sealed bid provided in hard copy form or the subject line of the cover email for any sealed bid provided electronically must read: “Sealed Bid for McLain School Property.”

Late, faxed or unsigned proposals will not be accepted.

Bids must include:

1. Proposed consideration, in dollars, for an option to purchase the McLain School Property, assuming a closing within 1 year of the execution of the Option agreement
2. Associated terms of conditions required by the bidder, if any, under which the Option would be exercised, such as successful application for MaineHousing financing, and/or other assistance
3. Approximate number, size and type of housing units to be developed

4. Associated affordability restrictions, the means of ensuring affordability, and duration of associated deed restrictions/covenants
5. Anticipated means of financing and related feasibility
6. Anticipated development schedule
7. How historic character of the former McLain School would be preserved/incorporated in the development project
8. Bidder's experience with successful development of deed restricted affordable housing, housing in historic buildings, and associated references

Bidders may include additional information, if desired.

Bid Selection and Conditions

The Option and associated Purchase & Sale Agreement may be awarded to the highest or best bidder. The highest or best bidder will be selected after considering the required contents of the bid package, and other information provided with the bid. The City also may require and consider a credit or background check as well as contact the references provided in the bid application.

Any recommended award of the Option and sale of the property are subject to approval of the Rockland City Council. The City reserves the right to reject any and all bids received.

Timing for executing an Option depends on transfer of the property from Regional School Unit 13 (RSU 13) to the City; expected timing for that transfer is spring 2025.

For the purposes of this RFP, "affordable workforce housing" means a rental unit affordable to households earning no more than 80% AMI, or an owned unit for households earning no more than 120% AMI. Deeper affordability restrictions such as those associated with Low Income Housing Tax Credits will be favorably considered.

The AMI for Knox County can be found at <https://www.huduser.gov/portal/datasets/il.html>.

Longer affordability periods will be favorably considered.

Proposals with anticipated MaineHousing funding and oversight will be favorably considered.

Housing limited to seniors is not eligible under this RFP.

Background

Rockland City Council has taken a variety of actions to encourage new housing units in Rockland. It has amended zoning to allow higher density development in certain zones, made City-owned land available for development, and committed to Credit Enhancement Agreements to help developers score well when applying for competitive MaineHousing financing.

The City has been anticipating transfer of the McLain School Property from Regional School Unit 13 (RSU 13) for some time. The City created an advisory committee to consider potential uses for the McLain School Property in 2018. After talking with potential developers and other interested parties and

considering the results of a Request for Qualifications (RFQ), the committee recommended that the City amend the zoning for the Property to allow for re-use as housing. City Council acted on that recommendation in anticipation of making the property available for development via an RFP.

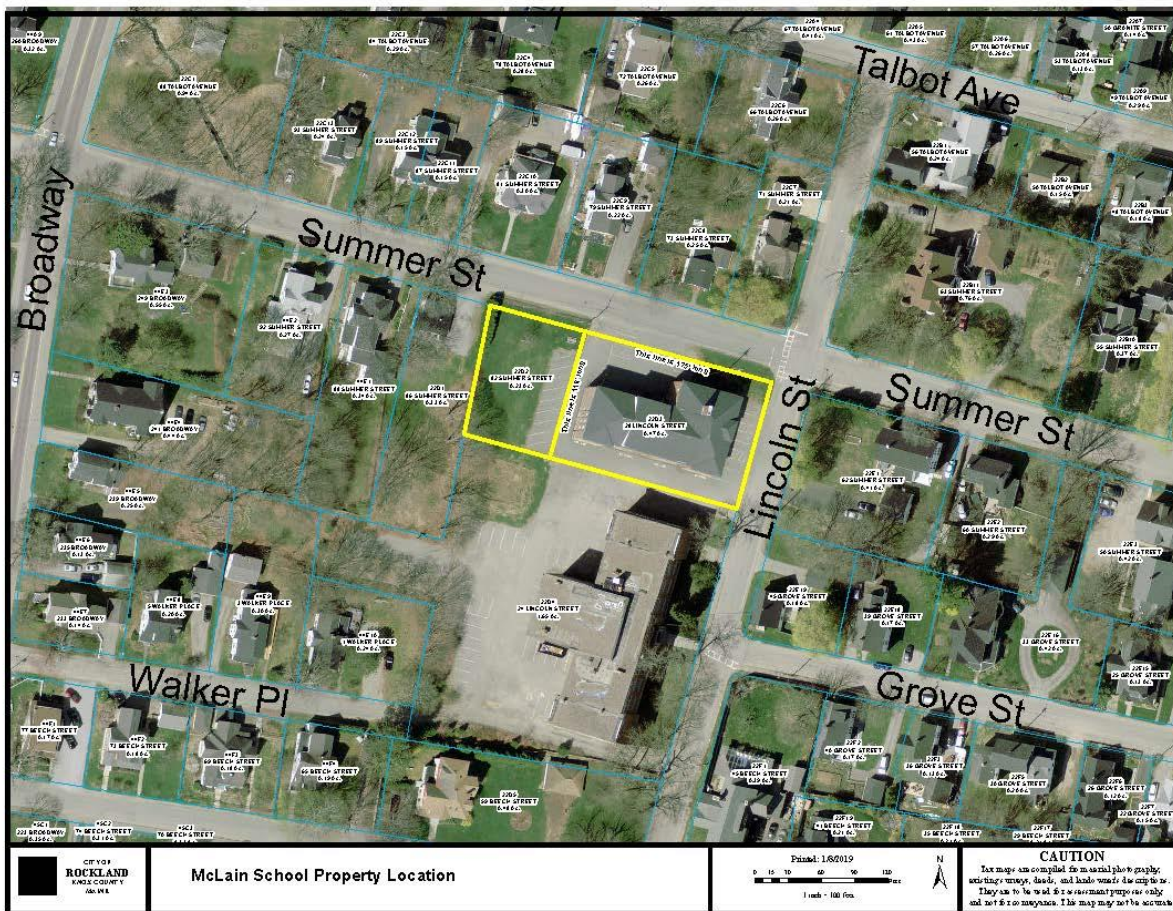
RSU 13 recently confirmed that it will be ready to transfer the property to the City in Spring 2025. The City is not waiting to formally assume ownership of the Property before issuing this RFP, recognizing that some MaineHousing programs are competitive or have limited resources, and developers looking to MaineHousing for financing may find it helpful to know as soon as possible whether their bid is selected.

Property Description

The McLain School Property is located in Rockland, Maine 04841. The Property consists of two parcels – 28 Lincoln Street (Tax Map 22D Lot 3), and an adjoining lot at 82 Summer Street (Tax Map 22D Lot 2).

See the City’s [Property & Zoning Database](#) for related maps and property information, including the Assessor’s Property Cards with information on building features and dimensions. According to the database, Lot 3 is approximately 0.49 acres and Lot 2 is approximately 0.23 acres, for a total estimated Property size of 0.72 acres. Gross floor area for the building is estimated at 30,081 SF.

A neighborhood view with the property location is shown below.



The Property is a short walk to Rockland’s Downtown and Downtown Waterfront with a wide variety of community, commercial and professional services. The distance to Main Street is about a quarter of a mile, and the terrain is flat. Nearby amenities include the US Post Office, Rockland’s Flanagan Community Center, The Rockland Public Library, health services, personal services, financial institutions, shopping, restaurants, cafes, galleries, museums, parks, Rockland Harbor Trail, and more.

The McLain School building was built 1894, serving most recently as a middle school until 1996, and then as administrative offices for RSU 13. The building is a masonry/brick structure consisting of two full stories, a partial third story with dormers, and a full basement with windows. The building offers beautiful bright spaces with a lot of daylight, high ceilings, wide stairways front and back, an elevator, and a leased boiler.

Tours of the building can be requested by emailing ECD@rocklandmaine.gov.

Historic floor plans, site plans and elevations are available at www.rocklandmaine.gov/historicmclain.

Exterior photos are provided below:



McLain School, Front entrance, East Side



McLain School, North Side



McLain School, South Side



Vacant Lot at 82 Summer Street, Looking toward West Side of McLain School

Utilities

In anticipation of the sale of the McLain School Property, in 2019 the City installed a 6- inch lateral from a sewer line that runs under Summer Street to the property line. This provides opportunity to connect directly to City sewer under the adjoining street and discontinue use of an (assumed) connection to a line that runs behind Lincoln Street Center, also a former school, which is now private property.

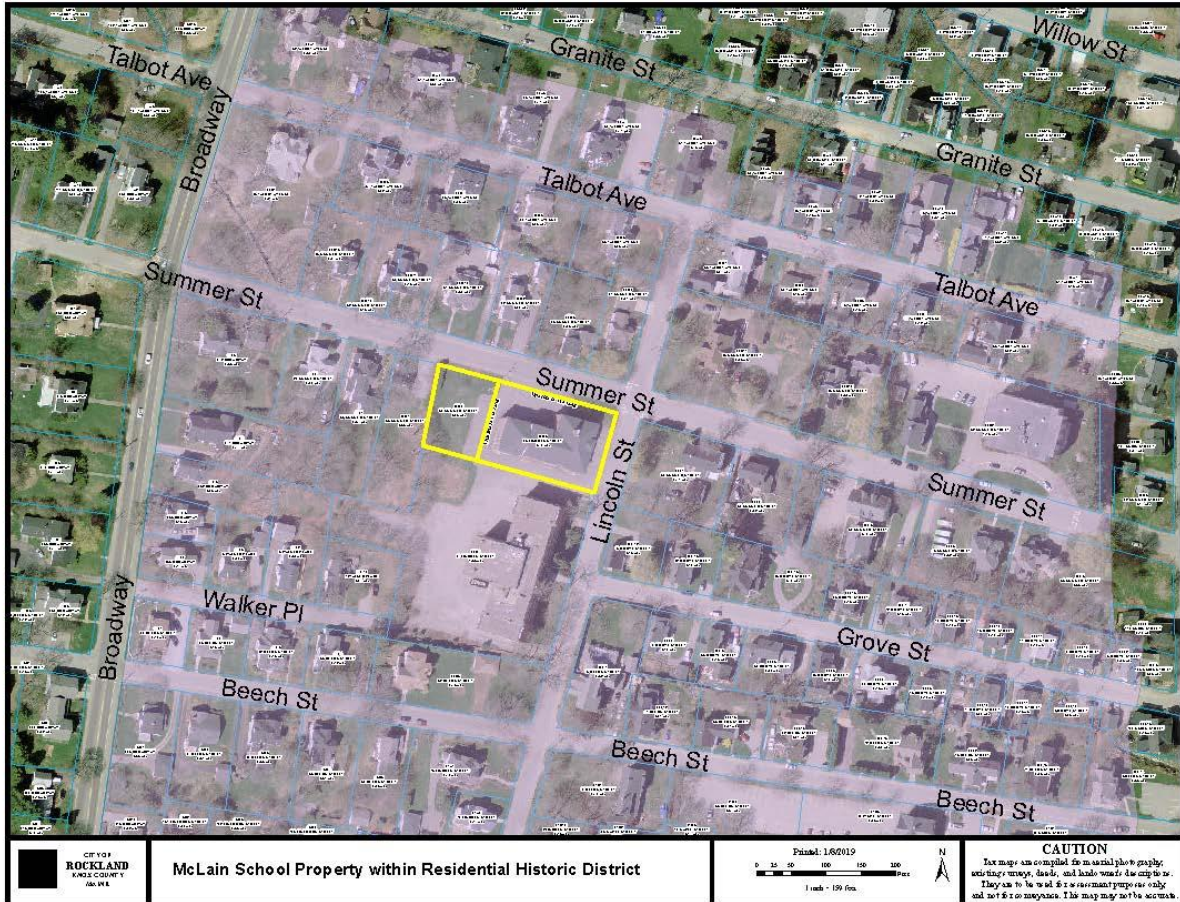
Water service is provided by Maine Water, a regional water utility servicing several communities.

Electricity is provided by Central Maine Power.

Multiple internet service providers offer service in Rockland. The building is connected to fiber; RSU 13 had its IT services located there.

Historic District

The Property is located in Rockland's [Residential Historic District](#), which is on the National Register of Historic Places. The McLain School is an architecturally contributing building.



Historic plans and elevations are available at www.rocklandmaine.gov/historicmcclain.

Zoning

In recent years, City Council has amended zoning in ways that enhance the opportunity to use the McLain School Property for housing. These changes include adding “housing” as a conditional use in former school buildings, adding multi-family housing as a permitted use more generally within the zone, and reducing the parking required for multi-family housing to ½ a space per dwelling unit. This combination of amendments provides opportunity for more units on site and more flexibility to developers.

The Property is located in the Residential A Zone (“Res A”). [Chapter 19 of the City’s Code, Zoning & Planning](#), details what is allowed in Residential zones and provides related Dimensional standards and other requirements. See in particular Tables 206-1, 207-1, and 301-1.

Redevelopment of the Property as multifamily housing will require Planning Board review. [Chapter 16 of the City's Code, Site Plan and Subdivision Review](#), outlines the review and approval process.

Questions about code requirements and process can be directed to rocklandcode@rocklandmaine.gov.

Potential Municipal Assistance

In a recent Council Order, the City expressed interest in assisting housing developers compete for MaineHousing funding so that more of those dollars are invested in Rockland. For projects that apply for MaineHousing funding, the City would consider creating a tax increment financing district for the McLain School Property, potentially returning up to 50% of the new taxes generated by the project, or the amount suggested in MaineHousing's scoring criteria – whichever is lower. The size of the potential tax increment may depend on several factors, including whether square footage is added, improvements to building condition, and affordability restrictions.

The City welcomes proposals for reuse of the McLain School Property to help address the City's housing needs – and looks forward to working with the winning bidder, as appropriate, to advance the project.