

**Request for Expressions of Interest
For Purchase/Lease and Redevelopment
Of Former Davis Thayer Elementary School
137 West Central Street, Franklin, MA**

The Town of Franklin is pleased to present this Request for Expressions of Interest (REI) for the future redevelopment of 137 West Central Street, site of the former Davis Thayer Elementary School. This Request for Expressions of Interest is a preliminary document used to generate ideas for potential reuse of the land and building located at 137 West Central Street. The Town may choose to release a formal Request for Proposals later in the 2024 calendar year.

The Town-owned property consists of one (1) parcel totaling 151,588 +/- square feet (3.48 +/- acres), located on Route 140 in Franklin Center adjacent to Dean College. The Town has chosen to proceed with an REI at this time to solicit informal, yet serious proposals, subject to the process detailed herein, from qualified developers and other interested parties who wish to purchase or lease and redevelop the property.

The REI process is critical for a better understanding of existing market conditions, the formation of potential development options for the property, and the identification of community priorities. This process will provide the community with the information needed to ensure a meaningful and productive public process, which may lead to a formal Request for Proposals (RFP) later in the 2024 calendar year. The Town's primary goal for redevelopment of the former public school property is as follows:

Redevelopment of the site into a key gateway into Downtown Franklin, which will maximize short-term and long-term benefits to the Town and its residents.

Each Expression of Interest must include a letter of interest and a project description/narrative. The letter of interest must be signed by the principals, describing the proponent's interest in the property and the general intentions concerning the future use of the site. The project description must include a narrative that provides an overview of the proposal, the market niche the project intends to serve, the experience and qualifications of the development team, the capabilities the developer can marshal to achieve project objectives, and a description of expected short-term and long-term financial benefits to the Town.

The Town offers you the opportunity to learn more about the site through participation in an Information Session and Site Tour scheduled for April 17, 2024 from 10:00 AM – 2:00 PM or May 1, 2024 from 10:00 AM – 2:00 PM. The Town invites you to examine the information contained within the REI document, its attachments, and related reference documents on the Town's website:

<https://www.franklinma.gov/davis-thayer-building-reuse-advisory-committee>. This website has links to the comprehensive analysis of this site by Kaestle Boos Associates done in 2013, as well as an updated existing conditions report, "DRAFT Davis Thayer Existing Conditions Report", also done by Kaestle Boos Associates in 2023.

The Town hopes to hear from individuals and organizations who will present compelling and appropriate development proposals for the use of 137 West Central Street. All Expressions of Interest must be submitted to the Purchasing Office by May 31, 2024 at 1:00 PM.

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