



Request For Proposal Package

For the sale of:

Redeemer Lutheran Church

163 East Haverhill St, Lawrence, MA 01841





June 15, 2023

To Interested Parties,

We are sharing with you information that Redeemer Lutheran Church in Lawrence MA, a former Evangelical Lutheran Church in America (ELCA), serving the Lawrence Community for 93 years, will consider offers to purchase its historic property located at 163 E Haverhill Street, Lawrence MA. The building has played a prominent part in the Prospect Hill neighborhood, an attractive and stable section of the city. The Board of Redeemer Lutheran Church seeks a buyer whose intended use for the property complements, serves and benefits the neighborhood and the City of Lawrence. The vision for the property by buyers will weigh heavily in the Board's selection process.

Enclosed please find the following information enabling you to prepare the best possible proposal for consideration:

- Proposal submission schedule
- Property description and details of the property
- Required elements of a proposal that will be considered in the sales process.

All bids are to be placed in writing and **must be received by 3 pm on Tuesday, August 1, 2023. Failure to provide a complete proposal by the deadline will result in the rejection of the bid. The Church is privately owned and has the discretion to sell the property to a buyer of its choosing, subject to use, financial viability and demonstrated ability to better the neighborhood and community.**

Please email vladimirs@belltowercregroup.com with any questions about this sale or information package.

Thank you for your interest in this property and package.

A handwritten signature in black ink, appearing to read "Vladimir Saldaña".

Vladimir Saldaña
Sales Agent



Proposal Submission Schedule

The proposed schedule is as follows:

- Issuance Date: Thursday, June 15, 2023
- Site walk-through dates:
 - **Tuesday, June 27, 2023 @ 10:00 AM**
 - **Wednesday, June 28, 2023 @ 1:00 PM**
- Questions and Answers: Any and all questions must be submitted in writing via email as of Wednesday, July 12, 2023 at 3 PM. Questions are to be directed solely to Vladimir Saldana at (978) 458-8822 or via email, vladimirs@belltowercregroup.com. Questions and answers relevant to the bid process may be shared by the broker with other bidders.
- Deadline to submit proposals
 - **Tuesday, August 1, 2023 @ 3:00 PM**

The Church retains the right to reject any and all proposals that do not meet the above timeline or bid criteria.

Selection Process

Proposals will be reviewed by the Seller following the submittal date, Tuesday August 1, 2023. The Seller will determine which (if any) of the proposals it seeks to pursue. Bidders will be notified thereafter.

Cancellation

The Redeemer Lutheran Church reserves the right to cancel this Request for Proposals at any time. In addition, it reserves the right to waive minor issues or discrepancies contained in any proposal.



Property Description and Details

The property represents a church structure and land, all being sold “as is.” The City of Lawrence Assessors records indicate the effective square footage of the structure to be 5,796 square feet and land area of 18,295+/- square feet. The building is set back on East Haverhill Street in the Prospect Hill area of Lawrence. The building has a forced-air heating system, brick exterior walls and a flat roof. The site includes a large green space to the rear of the church, which is currently used as a community garden through a partnership with Groundwork Lawrence. While the Building is currently configured for religious use, the seller will entertain a proposal for its rehabilitation and reuse, or conversion to alternate uses that would benefit the community and conform to local zoning.

The Property is zoned R-1, single family residential. For more information on zoning and related rules, see the City of Lawrence Zoning book at:

<https://www.cityoflawrence.com/DocumentCenter/View/1720/Zoning-Ordinances-PDF>

Owner: Redeemer Lutheran Church / Evangelical Lutheran Church

Address: 163 East Haverhill Street, Lawrence, MA

Living Area:	First Floor:	2,898 sq ft
	Second Floor:	2,898 sq ft
	Gross Area:	5,796 sq ft

Lot: 0.42 Acres

Year Built: 1950

City of Lawrence Assessment: \$662,100

The above information has been furnished to the Broker by others and is assumed to be reliable.



Proposal Evaluation Criteria

Proposals to purchase the property will be evaluated based upon the following criteria:

1. The Proposer's plan to create a vibrant use of the property in its current condition and one that fosters a positive social impact on the community and the city.
2. The Proposer's commitment to restoring and preserving the interior of the historic church structure as close to its traditional layout as possible.
3. The Proposer's financial plan, readiness and ability to proceed with a purchase in a reasonable time.
4. The impact of the proposed reuse on the surrounding neighborhood and residences.
5. The proposed purchase price.



Required Information for a Complete Proposal

To respond to this RFP, please ensure your written proposal includes responses to the following questions in the order as presented below:

1. Contact information:

Organization/Firm Name:

Contact person:

Contact person title:

Email address:

Phone Number:

2. Bid Proposal

Offer Price \$ _____

3. Details of vision and use of the property and land: Please respond to the following:

- a. Provide a general and brief description of your intended use of the property.
- b. Present your vision for the property highlighting the benefit to the neighborhood and community.
- c. Provide details for the anticipated design of the exterior and interior of the existing building.
- d. If residential, provide the number of planned units.
- e. If any other use type, please explain.

4. Please include the qualifications of key principals of your company or organization and how they may be involved in this project. Also, please include any other relevant team members or associates.

5. The Redeemer Lutheran Church seeks demonstrated financial capacity to meet all offer obligations on a timely basis. This includes evidence of financing and equity. The Redeemer Lutheran Church will expect full payment as of the closing date. Please provide details to support meeting this requirement.

6. Please describe your relevant real estate experience, reference any similar projects and indicate your experience with similar properties.

7. Please describe your experience working with permitting authorities, including the City of Lawrence, its agencies, and boards.



8. Identification of proposed schedule:
 - a. Inspection and Due Diligence Period(s).
 - b. Permitting period (if any).
 - c. Any other contingencies.
 - d. Anticipated Closing Date (The full purchase price shall be paid to the owner as of the closing date.)
9. You are welcome to attach other documents or information that you believe will further substantiate the reason why your proposal should be selected. Note, this additional information must be presented in addition to the above-required proposal content.

Proposals are due by 3:00 pm on Tuesday, August 1, 2023.

Proposals may be submitted by:

1. Mail or hand delivered to:

- Bell Tower Commercial Real Estate Group
60 Island Street
Lawrence, MA 01841

OR

2. Submitted via email to Vladimir Saldaña, vladimirs@belltowercregroup.com

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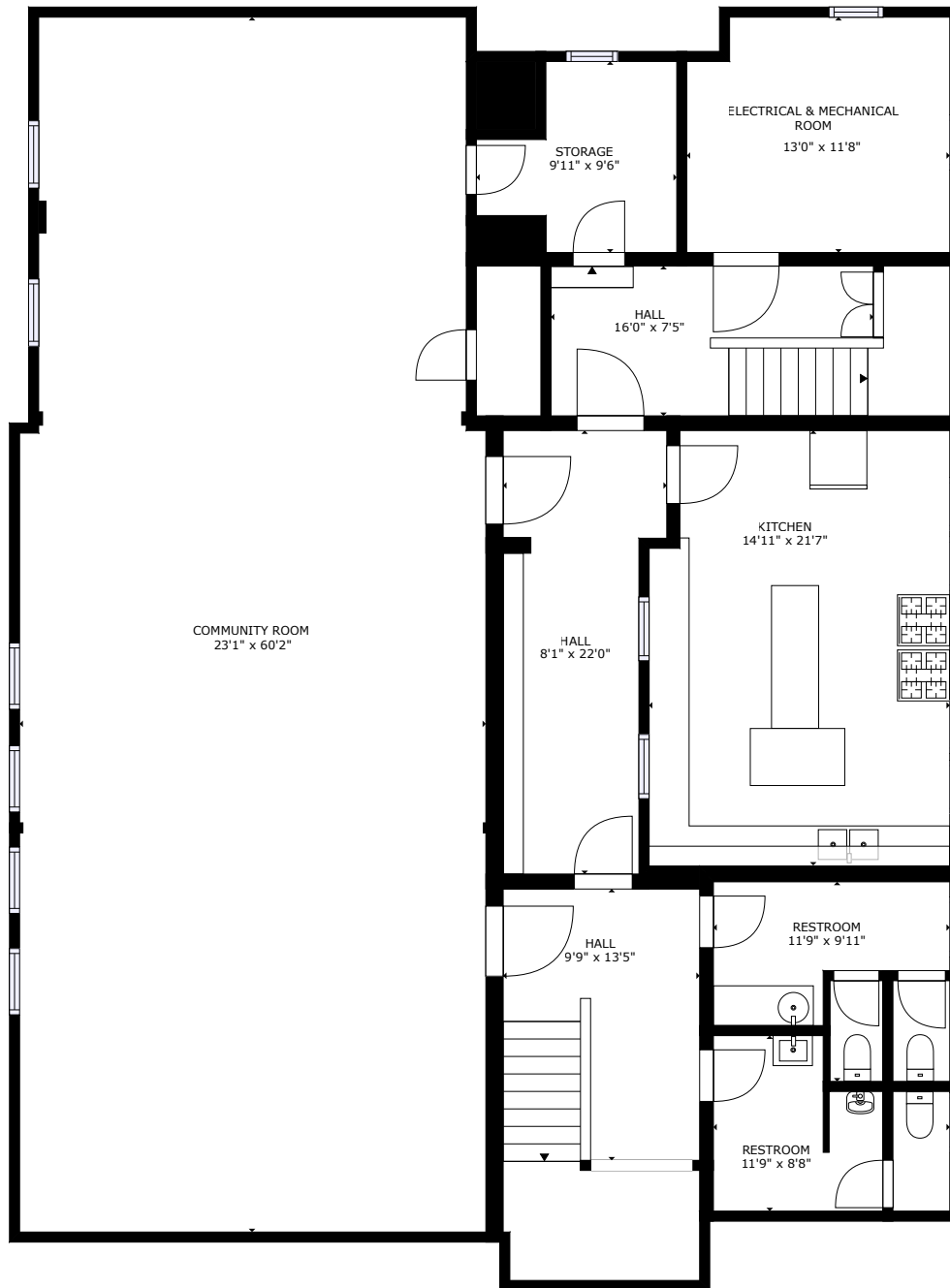
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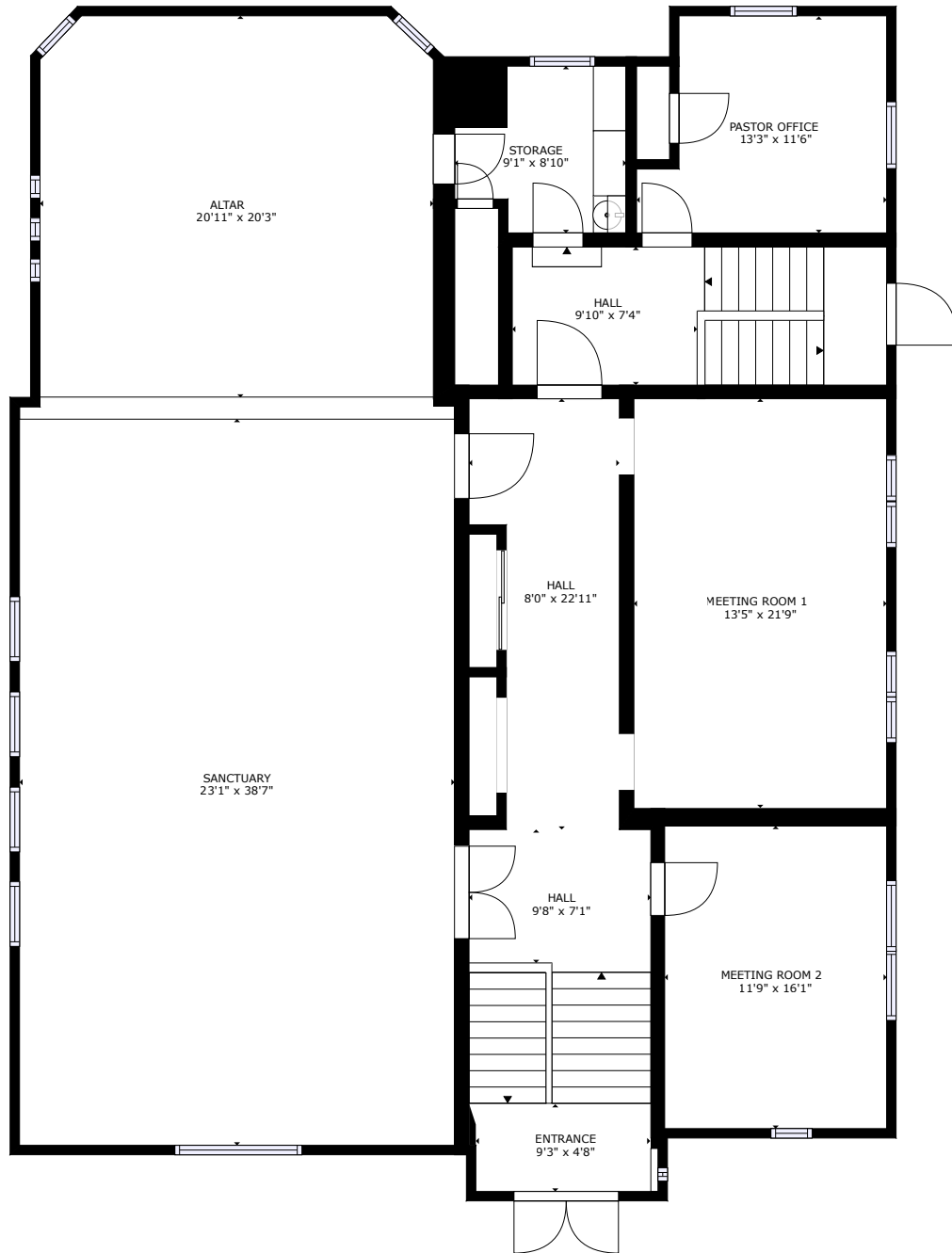
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GROSS INTERNAL AREA
FLOOR 1: 2736 sq. ft, FLOOR 2: 2713 sq. ft
TOTAL: 5449 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plans



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