

# **Request for Proposals (RFP) for the Lease, Sale, and/or Use of the Vacant John H. Fuller School Building**

## **Issued By:**

Conway School District  
Conway, New Hampshire

**Date of Issuance:** February 28, 2025

**Proposal Due Date:** May 2, 2025

## **I. Introduction**

The Conway School District is seeking proposals for the lease, sale, and/or alternative use of the **John H. Fuller School Building**, located at 51 Pine Street, North Conway, NH 03860. The property has become available due to school consolidation and offers a unique opportunity for redevelopment, repurposing, or community use. The District invites interested parties, including developers, businesses, nonprofit organizations, and community groups, to submit proposals outlining their intended use, financial structure, and overall vision for the property.

The Town seeks to pursue the highest and best use of the land. Based on the benefits and value brought to the community by a proposed project, zoning relief may be feasible when a clear community need is addressed. Any proposal must specify the short and long-term value to the District, tax-base, and community as a whole. Those responding to this request are encouraged to be creative with how the property may be developed or used, especially when creating a substantial benefit for Conway. The cost and terms of an agreed sale or lease are negotiable.

## **II. Property Description**

The **John H. Fuller School Building** is an approximately 40,000 square-foot facility situated on approximately 10.8 acres of land. The building includes:

- Multiple classrooms and office spaces
- A gymnasium and cafeteria
- Administrative offices
- Parking facilities
- Outdoor recreational space/playground area
- ADA accessibility features

The property is located in North Conway within the Residential Agricultural District in a neighborhood setting with a mix of residential and commercial uses.

### III. Proposal Options

Proposals are sought to address one or more of the following:

1. **Purchase of the Property** – Outright sale of the facility to a qualified buyer in 2026.
2. **Long-Term Lease** – Lease of the facility for a minimum of three years under agreed-upon terms.
3. **Short-Term Lease or Interim Use** – Temporary use of the building for a specified time period.
4. **Community or Public Use Proposal** – Use of the facility for nonprofit, municipal, or public benefit purposes.
5. **Mixed-Use Development** – Proposals that incorporate a combination of commercial, residential, or community use elements.
6. **Housing Development** - Proposals which create housing units accessible to school district employees or at a price accessible to those earning up to one-hundred percent of the Area Median Income.

### IV. Proposal Requirements

Interested parties must submit a proposal that includes the following:

1. **Cover Letter**
  - Name of entity or individual
  - Contact information
  - Summary of proposed use
2. **Proposed Use & Vision**
  - Detailed description of intended use
  - Alignment with community needs and benefits
  - Proposed renovations or modifications (if any)
3. **Financial Proposal**
  - Purchase price or lease terms necessary for project feasibility (if applicable)  
Funding sources and financial capability
  - Projected investment in renovations or maintenance
4. **Operational Plan**
  - Timeline for implementation
  - Staffing and management plan (if applicable)
  - Sustainability and long-term viability
5. **Regulatory Compliance**
  - Conformance with current zoning and other applicable local regulations
  - Anticipated State and local approvals or variances
6. **Community Impact & Benefits**

- Economic, social, or educational impact on the community
- Opportunities for job creation or local partnerships

#### **7. References & Experience**

- Background of applicant or organization
- Relevant past projects
- References from similar initiatives

### **V. Proposal Submission & Evaluation Criteria**

Proposals must be submitted by end of day May 2, 2025 to:

Conway School District  
% Aimee Frechette, Superintendent  
[a\\_frechette@sau9.org](mailto:a_frechette@sau9.org)  
(603) 447-8368

#### **Evaluation Criteria**

Proposals will be evaluated based on the following criteria:

- **Feasibility & Viability** – Practicality of proposed use and financial sustainability
- **Community Benefit** – Alignment with local needs and long-term value to the community.
- **Financial Offer** – Purchase price or lease terms
- **Experience & Qualifications** – Track record of the applicant
- **Implementation Timeline** – Realistic plan for occupancy and operations
- **Regulatory Compliance** – Adherence to zoning and permitting requirements

### **VI. Additional Information**

The Conway School District reserves the right to reject any and all proposals, negotiate terms, and may select a proposal that best meets the needs of the District and the community.

### **VII. Conclusion**

The **John H. Fuller School Building** presents a unique opportunity for development, investment, and community enrichment. We invite all interested parties to submit innovative and thoughtful proposals that will enhance the Conway community.

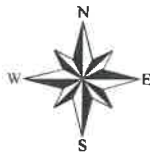
For further inquiries, please contact **Aimee Frechette, Superintendent** at [a\\_frechette@sau9.org](mailto:a_frechette@sau9.org).

Questions related to zoning, local regulations, or Town approval processes can be directed to **Ryan O'Connor, Conway Town Planner** at [ROConnor@ConwayNH.Gov](mailto:ROConnor@ConwayNH.Gov)

Issued by:  
Conway School District  
176A Main Street  
Conway, NH 03818  
[www.sau9.org](http://www.sau9.org)

**Appendices:**

- Site Map
- Building Layout



# John Fuller

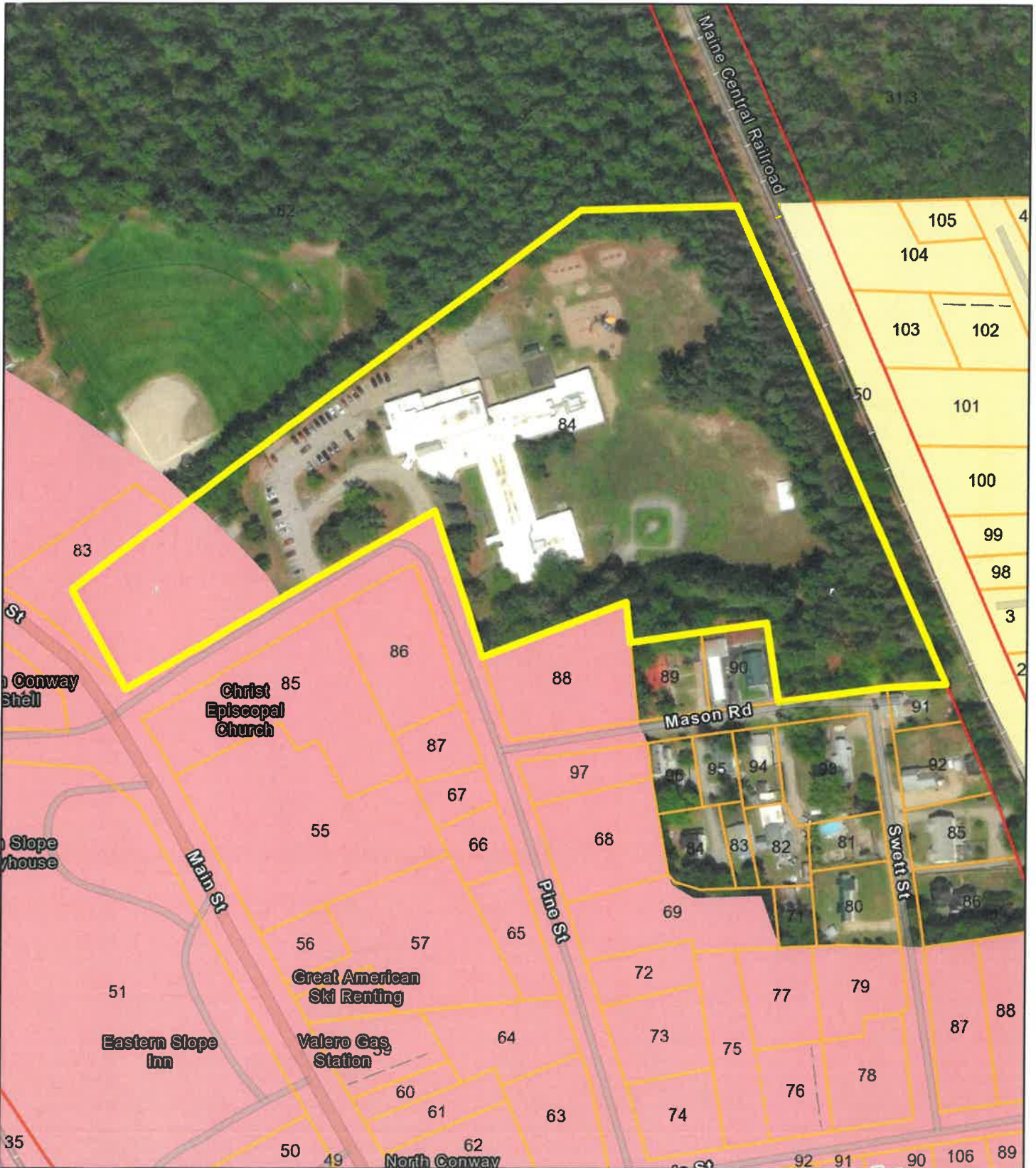
Town of Conway, NH

1 inch = 200 Feet



www.cai-tech.com

November 27, 2024



The property data available on this site is updated periodically. The Town of Conway makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

JOHN FULLER ELEMENTARY SCHOOL

