

## **Pre-Solicitation Site Visit for Portsmouth Town Building (former Coggeshall School)**

### **Background:**

The former Town “Coggeshall” School Building (321 East Main Road, Portsmouth, RI 02871) is expected to become available for private occupancy in the near future. Prior to issuing a solicitation, the Town will have a site visit for any parties who may be interested in submitting a proposal when a Town solicitation is ultimately issued.

### **Information concerning the property is as follows:**

**Constructed** – ca 1924, but has had a number of remodelings since that time.

Named after John Coggeshall one of the Founders and signatory of the Portsmouth Compact of 1638.

**Total SF** Gross area 25,088

**North Side** (currently occupied by the Aquidneck Island Christian Academy) – 13,240 sq-ft

**South Side** (currently used as Town storage) —11,848 sq-ft.

Sports Field/Open Space --- behind the building – 22,605 sq-ft (137 ft X 165 ft)

### **Notes on General Condition:**

North Side - has all utilities in working order. Material condition is good.

South Side - is in marginal condition and has been winterized and has a steam furnace and the water for the Sports Field is fed from the south side of the building that has its own meter and backflows

### **Building Occupancy**

Availability: Not yet determined but expected to be after December 31, 2018

### **Site Visit Details**

**DATE:** Thursday April 26, 2018

**TIME:** 1:30 PM

**PLACE:** Coggeshall School (Aquidneck Island Christian Academy) 321 East Main Rd, Portsmouth, RI 02871

Attendance at this site visit will NOT be mandatory for any subsequent proposal submitted.

Parties interested in participating in the site visit should provide the name, number of people in party, contact phone and e-mail, prior to 3:00 PM Tuesday April 24, 2018 to the following Point of Contact:

Richard Talipsky, [rtalipsky@portsmouthri.com](mailto:rtalipsky@portsmouthri.com), FAX 401-683-6804, 401-643-0382

Any questions should be directed to the above Point of Contact.