

148 & 160 Delaine & 31 & 39 Manton Questions:

1. As a general power and activity of the redevelopment agency, what types of renovation can be made to the historic site (Lot 573)? Can the interior of the building be completely gutted and renovated by the PRA or does there have to be a contractor solicitation in the proposal to complete this work? Also, what types of renovation can the PRA perform on the exterior of the historic site? Can the PRA perform environmental hazard remediation including contaminated soil excavation, lead paint removal, asbestos removal, etc? (Understand that any demolition is not allowed to the historic site)

A- The Request for Proposals for the Purchase and Redevelopment of 148 Delaine, 160 Delanie, 31 Manton, and 39 Manton (“RFP”) does not contemplate the Providence Redevelopment Agency (“PRA”) performing any action other than facilitating the disposition of the property covered by the RFP and the assignment of the rights and responsibilities associated with the historic tax credits application filed with the Rhode Island Department of Revenue Division of Taxation. The enumerated actions above are both contained in the PRA’s general powers. As to other powers and activities which may be carried out by the PRA, abstractly speaking, R.I. Gen. Laws § 45-32-5 provides a more comprehensive non-exhaustive list.

2. In regards to the design and installation of sidewalks, public utilities, parks, off-street parking areas and other public improvements through requests for proposals and direct solicitation, what is required in the proposal in regards to requesting these improvements? Can we simply request assistance from the PRA for the design of certain improvements or does there need to be a street lighting plan, crosswalk plan, etc. with professional architectural/building plan schematics?

A- All responses to the RFP must be completed by the bidder submitting said response. The PRA does not intend to and will not assist in the formation of any component of a bidder’s response.

3. What types of bonds can the PRA issue and up to what amount and any other relevant requirements?

A - For information related to the PRA’s ability to issue bonds, please refer to R.I. Gen. Laws §45-33-5.

4. In section 2, letter f of the RFP, what is meant by “Any anticipated...building relief necessary for project”? Can you provide an example of building relief performed in prior projects/proposals?

A - As used in Section 2(F) of the Eligibility Scoring Criteria, “building relief” refers to an anticipated request by a bidder to the City of Providence Building Official and/or the City of Providence Building Board of Review for relief from the requirements found in the Rhode Island State Building Code and the regulations promulgated thereto. As this type of request stems from individual developers and not the PRA, the PRA does not have an example from a past PRA project.

5. At the pre-bid meeting, it was mentioned that the DEM/EPA has completed a Phase I, Phase II, and possibly other evaluations. How do we obtain or request these documents?

A- These documents are available upon filing a public records request with the Rhode Island Department of Environmental Management.

6. As a general power of the PRA, what types of lending and mortgaging of property does the agency offer? What have been the terms, contingencies, etc. for this power in past projects? Can the PRA partner or invest in the property if offered/solicited by the owner? Does the PRA offer any of the following or have specific qualifications or underwriting requirements for:
 - a. construction loans
 - b. down payment assistance
 - c. closing cost assistance
 - d. minimum loan amount
 - e. maximum loan amount
 - f. assignment of rents
 - g. sale and leaseback
 - h. 30 year mortgage
 - i. Fixed rate
 - j. Adjustable rate
 - k. Lending for solar panels
 - l. Lending for security systems
 - m. 0% interest
 - n. Commercial loans (including commercial construction loans)

A- For the PRA's general authority to lend and provide financing, please refer to R.I. Gen. Laws § 45-32-5(a)(11). There are no standard terms, contingencies, requirements, qualifications, underwriting provisions, or restrictions on partnerships/investments. Each project is examined independently from all other projects, and each set of terms and conditions set for PRA lending/financing are authorized by the PRA's Board Members and negotiated by the PRA's officers.