



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**CITY OF PROVIDENCE
PROVIDENCE REDEVELOPMENT AGENCY**

REQUEST FOR PROPOSALS:

**FOR PURCHASE AND REDEVELOPMENT OF
THE “KLITZNER” BUILDING SITE
IN PROVIDENCE, RHODE ISLAND**

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

The Providence Redevelopment Agency (“Agency”) in an effort to redevelop those certain lots more fully described in **Exhibit A** attached hereto (the “Property”), seeks proposals for the rehabilitation of said Property. All proposals shall include the required information enumerated in this information package, however, no proposals will be accepted unless they are developed in accordance with the Agency’s By-Laws, the City of Providence Home Rule Charter, and the Providence Code of Ordinances, as amended. **AWARDS MADE HEREUNDER ARE SUBJECT TO SUCCESSFUL FORECLOSURE PROCEEDINGS BY THE AGENCY.**

NOTE:

- Bidders should observe that the Property is located in the Industrial and Commercial Buildings Historic District (ICBD). As such, any proposed modifications to the exterior of the building shall be consistent with the Providence Historic District Commission’s Standards and Guidelines for the ICBD. Notwithstanding anything contained in this document, the City recognizes that the Property may be redeveloped for a reuse that is not granted as a matter of right. Bidders may provide a detailed reuse concept which requires a zoning change or zoning variance, but all proposals must comport with the City of Providence Comprehensive Plan. Proposals for demolition of the building or any portion thereof will be rejected and disqualified any potential award.

Proposals shall be submitted in writing to the Providence Redevelopment Agency, 444 Westminster Street, Suite 3A, Providence, Rhode Island, 02903, Attention: Bonnie Nickerson, Executive Director, by 12:00pm on Friday, December 7, 2018. No consideration will be given to proposals submitted after this date and time. The Agency takes no responsibility for packages sent by mail or other means that cannot meet the deadline. Hand delivery is acceptable. The Agency may request additional documentation to assist in making its selection.

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

Proposed Schedule

- Friday, November 2, 2018 Request for Proposals Issued
- Tuesday, November 13, 2018 Questions due by 3:00 p.m. All questions must be submitted in writing to cdupre@providenceri.gov
- Friday, November 16, 2018 Questions and Answers will be posted publically at <http://www.pra.providenceri.gov>.
- Friday, December 7, 2018 Proposals Due by 12:00 p.m.
- Anticipated: December 14, 2018 Bid/Proposal Awarded.
- Anticipated: December 28, 2018 Executed Purchase & Sale Agreement.
- Anticipated: January 18, 2019 New owner takes title.

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

BIDDING INSTRUCTIONS

1. The Agency will select the successful bidder based on the responsive bidder with the highest and best bid, inter alia, on the criteria contained on page 10.
2. No proposal will be accepted if made in collusion with any other bidder.
3. A bidder who is an out-of-state corporation shall qualify or register to transact business in this State, in accordance with R.I. General Laws (as amended) §§ 7-1.1-99, 7-1.1-105, and 7-1.1-106, and shall also, if required, register with the Rhode Island Board of Contractors Registration.
4. The Agency reserves the right to reject any and all bid(s).
5. As the City of Providence is exempt from the payment of Federal Excise Taxes and Rhode Island Sales Tax, prices quoted are not to include these taxes.
6. In case of error in the extension of prices quoted, total price will govern.
7. The contractor will not be permitted to either assign or underlet the contract, nor assign either legally or equitably any moneys hereunder, or its claim thereto without the previous written consent of the Agency.
8. Commencement and Completion Dates must be shown in your bid.
9. Successful bidder and the Agency will enter into a Purchase and Sales Agreement. The terms thereof will be finalized based upon the bids received, and shall be non-negotiable except for bid items.
10. Appropriate certificates of insurance, as specified below, will be required from the successful bidder naming the Agency and the City of Providence as additional insureds for the period of rehabilitation.
11. No work shall commence without a prior written authorization from the Agency to proceed.
12. Before submitting any Bid, each Bidder shall have examined the Property for the proposed work and shall have observed said Property's conditions.
13. Please submit one original and two copies of your bid to the Agency.
14. Bids must meet the attached specifications. Any exceptions or modifications must be noted

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

and fully explained.

15. Bidder's responses must be in ink or typewritten, and all blanks on the bid form should be completed.
16. The price or prices proposed, including unit prices and allowances, where applicable, shall be stated both in WRITING and in FIGURES, and any proposal not so stated may be rejected.
17. Bids SHOULD BE TOTALED. Do not group individual Properties: price each lot individually and then aggregate. Awards may be made on the basis of total bid covering all lots priced-out or by individual lots.
18. Each bidder is required to state in his/her proposal the bidding's name and address/business location; and must state the names of all persons or firms with whom the bidder is submitting a joint bid. All bids SHOULD BE SIGNED IN INK.
19. The Agency will require the successful bidder to obtain a payment bond and a performance bond with surety in the amount of **ten percent (10%)** for payment and **one hundred percent (100%)** for performance, to be deposited with the Agency as a guarantee that the contract will be signed, delivered by the bidder, and fully performed; in default thereof, the amount of said bonds shall be retained for the use of the Agency as liquidated damages on account of such default.
20. It is hereby mutually understood and agreed that no reduction of price shall or will be claimed or made unless agreed to in writing by the Agency.
21. Bids will be received sealed and opened privately. Awards may be made to other than the high bidder. All bid prices will be considered firm, unless qualified otherwise. Requests for price decreases will not be honored.
22. Failure to deliver within the time quoted or failure to meet specifications may result in the Agency's exercise of any and all available legal and/or equitable remedies. It is agreed that timely completion is subject to strikes, lockouts, accidents and Acts of God which events shall extended the period of completion for a period equal to that suffered in the strikes, lockouts, accidents, and Acts of God.
23. The successful bidder shall, prior to commencing performance under the contract, attach and submit evidence that they have complied with the provisions of the Rhode Island Worker's Compensation Act, Title 28, Chapter 29, Section 1, et seq., of the Rhode Island General Laws. If the successful bidder is exempt from compliance under the Worker's Compensation Act, an officer of the successful bidder shall so state by way of sworn Affidavit, which shall accompany the signed contract.

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

24. The successful bidder shall, prior to commencing performance under the Purchase and Sales Agreement, attach and submit appropriate certificates of insurance, naming the Agency and the City of Providence as additional insureds, to include:
- a. General Commercial Liability coverage with limits of \$1,000,000 per each occurrence and \$5,000,000 in the Aggregate (for the Project). Such coverage shall protect the Firm and any of its Subcontractors from any and all claims which may arise out of the Firm’s operations and completed operations under the Contract for which the Firm, its Subcontractors or any persons employed by them shall be liable, including but not limited to any such claims for bodily injury, death, disability, sickness, and damage or destruction to equipment, to property, or to the Work.
 - b. Workers Compensation – Statutory coverage.
 - c. Automobile Liability – owned, non-owned, and hired automobile coverage with a combined single limit of \$1,000,000.
 - d. Umbrella – with limit of \$5,000,000 over General Liability and Automobile Liability.
 - e. Property Coverage – The Contractor shall purchase and maintain during the life of this contract “All Risk” insurance coverage for their own equipment and property, with provision for Waiver of Subrogation against the Agency and the City.

The above-listed coverage must be provided on policies and on ACORD certificates from insurance companies that are financially rated A-VI or better by A.N. Best, by which the successful bidder will indemnify and hold harmless the Agency from and against all loss or damages arising from the performance under the Purchase and Sales Agreement, including all claims for personal injury or damage to property sustained by third persons, or their agents, servants and/or those claimed under them, as specified above. The Firm shall provide a waiver of subrogation in favor of the Agency on a primary noncontributory basis.

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

TERMS AND REQUIREMENTS FOR BIDDING

Project Name Description: For Purchase and Redevelopment of The “Klitzner” Building Site in Providence, Rhode Island

Date and Time to be submitted: **Friday, December 7, 2018 @ 12:00 P.M.**

Bids are to be submitted by the above date to the attention of Bonnie Nickerson at the Providence Redevelopment Agency, 444 Westminster Street, Providence, R.I. 02903.

**** AWARDS MADE HEREUNDER ARE SUBJECT TO SUCCESSFUL FORECLOSURE PROCEEDINGS BY THE AGENCY. ****

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

REQUIRED SUBMITTALS

Proposals must include the following:

- A cover letter addressed to the Agency that identifies the bidder and contains the name, title, and telephone number of the person who will be the primary contact for the bidder and to whom the Agency may direct questions regarding the bid.
- A summary describing the bidder’s firm, its business services and experience in the area of rehabilitation of property and new construction. Identify similarly any subcontractors that the bidder proposes to use. Identify references from a minimum of 3 organizations (public, private or non-profit) in which the bidder has provided similar experience including name, affiliation, and phone number of a point of contact.
- An estimate of the total cost for all rehabilitation or construction services to be provided by the bidder and/or its subcontractors, including an itemized cost for each category of work to be performed, with unit prices and/or allowances, where applicable to complete the scope of services proposed. The bid must contain a schedule for commencement and completion of the work. Bidder must also submit a separate sealed estimate for the purchase price amount to acquire the Property.
- A bid proposal narrative as outlined on page 10 below.

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

ADDITIONAL DOCUMENTS TO BE COMPLETED AND SUBMITTED

1. Bidders must submit bids in a sealed envelope clearly labeled with the above captioned Project Name. The bid envelope and information relative to the bid must be addressed to the Providence Redevelopment Agency, Bonnie Nickerson, Executive Director, 444 Westminster St. Suite 3A, Providence, R.I. 02903. Communications to the Agency regarding this bid package should be addressed to Bonnie Nickerson, Executive Director, bnickerson@providenceri.gov.
2. The **Bid Form** (on Pages 11-12 of this package) must be completed and used as your cover page. Show Unit Prices, Allowances, or Discounts where applicable. Attach additional pages as necessary.
3. A **Proposed Schedule** showing commencement, Substantial Completion, and Final Completion dates must be prepared and submitted.

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

EVALUATION CRITERIA

All proposals delivered to the Agency shall be initially reviewed to determine whether they are responsive or nonresponsive to the basic requisites of this Request for Proposals. Proposals that are determined by the Agency to be non-responsive or incomplete may be rejected.

Technical Criteria – Up to 60 points

The Evaluation Committee will evaluate and rate all responsive proposals based on the evaluation criteria given below:

- Bidders must provide a scope of work detailing both interior and exterior work at the Property. The plans and specifications submitted with the scope of work must be complete, final, and compliant with building, code, and zoning laws.
- Bidders must provide an estimate of the total cost for all rehabilitation services to be provided by the bidder and/or its subcontractors, including an itemized cost for each category of work to be performed, with unit prices and/or allowances, where applicable to complete the scope of services proposed.
- Bidder must provide a detailed schedule for commencement and completion of the work.

Purchase Price Criteria – Up to 40 points

Bidders should provide purchase price proposals in a separate sealed envelope accompanying bidder’s technical and main proposal documents.

Price Proposals will be scored and ranked as follows:

- the bidder submitting the highest Purchase Price Proposal will be awarded the maximum number of points;
- the remaining Price Proposals will be awarded points based on the product of:
 - (a) the ratio of the highest Purchase Price Proposal divided by the next-highest Purchase Price Proposal; and
 - (b) the amount of points awarded for the highest Price Proposal, with such product rounded up to the nearest one hundredth (0.01) of a point.

The Agency reserves the right to award the full contract to one bidder, split the award among more than one bidder, make no Award, and/or to re-release this request for proposals as it deems in the best interest of the Agency.

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

FORM OF BID

**IN RESPONSE TO REQUEST FOR PROPOSALS FOR
THE PURCHASE AND REDEVELOPMENT OF
THE “KLITZNER” BUILDING SITE
IN PROVIDENCE, RHODE ISLAND**

DATE:

**TO: PROVIDENCE REDEVELOPMENT AGENCY
c/o Bonnie Nickerson, Executive Director
444 Westminster Street, Suite 3A
Providence, RI 02903**

PROJECT: Property contained in Exhibit A.

**SUBMITTED BY: _____
(Name of Firm)**

The undersigned, having examined the Property and having reviewed the Invitation to Bid, the Specifications and, all as attached to the Request for Proposals for the Property and incorporated herein by reference, hereby offers to undertake the work of the Firm on the aforesaid project as follows:

PROPOSAL

The undersigned hereby agrees, in addition to the aforesaid, to the following terms and conditions:

1. Time is of the essence.
2. That the Firm shall comply with all terms and conditions of the aforesaid Request for Proposals and Appendices attached thereto.
3. That the undersigned hereby offers to enter into a purchases and sales agreement as noted in the aforesaid documents for the sum of _____ Dollars (\$_____).

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

Firm must include its Bid both in written form and numerically in the spaces provided above.

Upon acceptance as successful bidder, we hereby agree to the requirements noted in the aforesaid Request for Proposals.

Respectfully submitted,
Bidder
Company Name:

By: _____
Authorized Official
Title:
Name:

Dated: _____

Federal ID No.

Firm Address:

Telephone No.:

Name of Surety Company:

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov

EXHIBIT A

