



**Providence Redevelopment Agency**

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

**CITY OF PROVIDENCE  
PROVIDENCE REDEVELOPMENT AGENCY**

**REQUEST FOR PROPOSALS:  
FOR REDEVELOPMENT OF  
22 RYE STREET  
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](http://www.providenceri.gov)



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The Providence Redevelopment Agency (“Agency”) in an effort to redevelop that certain existing structure on that lot more fully described in **Exhibit A** attached hereto (the “Property”), seeks through this request for proposals (“RFP”) for the (1) rehabilitation or (2) purchase and rehabilitation of said Property into affordable residential units. Bidders may select from either option above. 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. **AFFORDABLE RESIDENTIAL UNITS CREATED UNDER THIS AWARD MUST REMAIN WITHIN 120% OF AREA MEDIAN INCOME.**

**NOTE:**

- The subject improvement is a former school building having two stories and a mostly finished basement. The building was constructed circa 1930 and renovated about 1980. The gross building area of the property is 21,012 SF but with the finished area being 17,470 SF. Included in this finished area is about 3,500 SF of raised basement. The improvement is located on a 20,000 SF site on the east side of Rye Street in the Silver Lake section of the City of Providence.
- The property is further identified as Lot 161, of Plat No. 108 of the Tax Assessor's Plat Maps of the City of Providence, State of Rhode Island. This RFP may refer to the property as “the Property”.

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**Proposals shall be submitted in writing or electronically( CD's will not be accepted as electronically submitted) to the Providence Redevelopment Agency, 444 Westminster Street, Suite 3A, Providence, Rhode Island, 02903, Attention: Bonnie Nickerson, Executive Director, by 12:00pm on Thursday, December 3rd, 2020 or by electronic mail to BNickerson@providenceri.gov. 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.**

**Proposed Schedule**

Tuesday, October 21, 2020	Request for Proposals Issued
Friday, November 6, 2020	Optional Site Visit (time slot by appointment) sbudway@providenceri.gov
Friday, November 13, 2020	Questions due by 3:00 p.m. All questions must be submitted in writing to sbudway@providenceri.gov
Friday, November 20, 2020	Questions and Answers will be posted publically at <a href="http://www.providenceri.gov/planning">http://www.providenceri.gov/planning</a>
Thursday, December 3, 2020	Proposals Due by 12:00 p.m.(Due to City offices being closed on Friday)
Friday, December 18, 2020	Bid/Proposal Awarded.

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**BIDDING INSTRUCTIONS**

1. The Agency will select the successful bidder based on the responsive bidder with the most comprehensive and lowest bid, inter alia, on the criteria contained on page 9.
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, multiple development agreements, including but not limited to a owner-developer contract. The terms thereof will be finalized based upon the bids received, and shall be non-negotiable except for ancillary terms.
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. Visitation to the property will be coordinated with the Agency.
13. For written submissions, please submit one original and one copy of your bid to the Agency.

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14. Bids must meet the attached specifications. Any exceptions or modifications must be noted 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.
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 OR BY E-SIGNATURE.
19. The Agency will require the successful bidder to obtain a payment and performance bond with surety in the amount of **one hundred percent (100%)**, 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 alteration 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 low bidder. All bid prices will be considered firm, unless qualified otherwise. Requests for price increases 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, pandemics, and Acts of God which events shall extended the period of completion for a period equal to that suffered in the strikes, lockouts, accidents, pandemics, 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.
24. The successful bidder shall, prior to commencing performance under any agreement executed

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by virtue of a successful bid hereunder, 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.

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**TERMS AND REQUIREMENTS FOR BIDDING**

**Project Name Description:** For Redevelopment of 22 Rye Street in Providence, Rhode Island

**Date and Time to be submitted: Thursday, December 3, 2020 @ 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 or by electronic mail to [BNickerson@providencri.gov](mailto:BNickerson@providencri.gov).

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**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 and email address 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, new construction, affordable housing, historic preservation, and further development thereof. 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 development, 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.
- A narrative describing the proposed development with supporting documentation to show achievement of the evaluation criteria outlined on Page 9.
- The Bid Form (on Pages 10-11 of this package) must be completed and may be used as part of your cover letter. Attach additional pages as necessary.
- A Proposed Schedule showing commencement, substantial completion, and final completion dates must be prepared and submitted.

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**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 RFP. 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 to develop the existing structure into affordable residential units. 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 purchase price (if applicable), 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.

**Development Criteria – Up to 40 points**

Bidders should provide development cost proposals in addition to the bidder’s technical and main proposal documents.

Development Proposals shall include:

- the bidder submission of costs associated with arranging and aligning funding and financing sources to provide sufficient appropriations to carry out the rehabilitation services outlined in the technical criteria (“development fee and scope”);
- an outline of potential sources of funding and financing for the rehabilitation services and the proposal of the bidder’s efforts to obtain those sources;
- a pre-construction, construction, and operating uses and sources breakdown for all of the costs associated with the project.

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.

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**FORM OF BID**

**IN RESPONSE TO REQUEST FOR PROPOSALS FOR  
THE REDEVELOPMENT OF  
22 RYE STREET 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 provide redevelopment services as noted in the aforesaid documents for the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

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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:

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# EXHIBIT A

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**EXHIBIT A**

**LEGAL DESCRIPTION**

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the northeasterly side of Rye Street, in the City of Providence, County of Providence, State of Rhode Island, starting at a point that is two hundred seventy-five and nine-tenths (275.9) feet from the southeasterly point of the intersection of Plainfield Street and Rye Street, thence moving southeasterly bounding easterly on Rye Street in a straight line for one hundred and two (102) feet arriving at the southwesterly corner of the lot, thence moving northeasterly bounding the southern border of the lot in a straight line for two hundred and eighty (280) feet arriving at the southeasterly corner of the lot, thence moving northwesterly bounding westerly on Ralph Street in a straight line for one hundred and two (102) feet arriving at the northeasterly corner of the lot, thence moving southwesterly bounding the northern border of the lot in a straight line for two hundred and eighty (280) feet arriving at the northwesterly corner of the lot and original starting point. The lot comprising of twenty thousand three hundred two and XX/1000 square feet (20,302.00 sq. ft.).

For reference purposes only this property is identified as 22 Rye Street, Providence, Rhode Island at Assessor's Plat 108 Lot 161.

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