



MAYOR BRETT P. SMILEY
CITY OF PROVIDENCE

PROVIDENCE REDEVELOPMENT AGENCY

REQUEST FOR PROPOSALS:

FOR THE PURCHASE AND REDEVELOPMENT OF

327 ELMWOOD AVENUE, PROVIDENCE, RI 02907

ASSESSOR'S PLAT 049 LOT 603

SUBMISSIONS DUE BY: FEBRUARY, 22 2024



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OVERVIEW

Through this Request for Proposals (RFP), The Providence Redevelopment Agency (“Agency”) in an effort to redevelop the surplus property commonly known as 327 Elmwood Avenue, Providence, RI located at assessor’s Plat 049 Lot 603 and more fully described in Exhibit A attached hereto (the “Property”), seeks proposals for the purchase and redevelopment of said Property. The Agency serves as the responsible authority for the disposition of properties in its control in accordance with the Redevelopment Act of 1956, the Agency’s By-Laws, the City of Providence Home Rule Charter, and the Providence Code of Ordinances, as amended.

BACKGROUND

The site is 9,474 SF vacant lot in the C-2 Zone at the corner of Elmwood Ave and Burnett Street in Providence’s West End neighborhood. The Agency is seeking proposals for the AS-IS sale of the property to a qualified bidder, based on successful redevelopment plans for the best-fit and highest use of the property.

MEETING WITH STAFF

The Agency may request that Respondents participate in one or more meetings with Agency staff and/or its consultants to discuss the proposal.

PROPOSED TIMELINE

January 11, 2024	Request for Proposals Issued
February 1, 2024	Questions due by 3:00 p.m. All questions must be submitted by email to: ncicchitelli@providenceri.gov
February 22, 2024	Proposals Due by 3:00 p.m.
March 7, 2024	Bid/Proposal Awarded (anticipated)
March 30, 2024	Purchase & Sales Agreement executed (anticipated)

RESPONSE INSTRUCTIONS

PROPOSALS MUST INCLUDE THE FOLLOWING:

- A cover letter addressed to the Agency that identifies the bidder(s) and contains the name, title, and contact information of the person who will be the primary contact for the bidder and to whom the Agency may direct questions regarding the proposal.
- A completed “Form of Bid” found on pages 8-9 of this document
- A summary describing the bidder’s organization, if any; its principals and managing members; its business services and experience in the area of rehabilitation of real assets. Identify similarly any subcontractors that the bidder proposes to use.
- References from a minimum of 3 organizations (public, private or non-profit) or individuals, including name, affiliation, and phone number of a point of contact.
- A list of litigation, including any code or zoning violations, if any, for the past five (5) years in which the bidder was involved, regarding prior rehabilitation work performed by the bidder, or related to property owned or managed by the bidder, and describing the outcome of such litigation.
- A proposal narrative which incorporates the elements contained in the scoring criteria section. In addition, the narrative must describe how the property will be used.
- A **Proposed Schedule** must clearly show proposed commencement, substantial completion, and final completion dates as prepared and submitted.

SUBMISSIONS:

Proposals are requested **by 3:00pm on Thursday February 22, 2024** and shall be submitted as following:

In writing in a sealed envelope clearly labeled with the above captioned **“327 Elmwood RFP”** to:

**PROVIDENCE REDEVELOPMENT AGENCY
c/o Joseph I. Mulligan, III, Executive Director
444 Westminster Street, Suite 3A
Providence, RI 02903**

OR via EMAIL with **“327 Elmwood RFP”** in the Subject line to:

jmulligan@providenceri.gov

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. Questions and communications to the Agency regarding this RFP should be addressed via email to: Nicholas Cicchitelli, Director of Real Estate, ncicchitelli@providenceri.gov

DISCLAIMERS / DISCLOSURES / STATEMENT OF LIMITATIONS

1. This RFP shall not be construed in any manner to create an obligation on the part of the Agency to enter into a contract for any purpose whatsoever, nor to implement any of the actions contemplated hereby, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a response hereto, regardless of whether the interested party is selected.
2. Purchase and Sales agreement, or memorandum of sale, will contain performance conditions, and a reverter clause.
3. The bidder will be responsible to reimburse the Agency for its costs in preparing the property for disposition, including but not limited to property appraisal, closing costs, recording fees, municipal liens, or attorney’s fees (if applicable).

4. The bidder will be responsible for its own costs, fees, commissions, etc.
5. The Agency retains and reserves the right to accept or reject any or all responses or proposals, or to enter into negotiations with the party deemed by the Agency to have submitted the most desirable proposal. The Agency reserves the right to reject without further review any responses that it deems to be incomplete or unresponsive. In the event that no acceptable redevelopment proposal is received from the public offering, the Agency may elect to hold the Property off the market pending the submission of a new public offering. The Agency reserves the right to take the Property off of the market if it appears that such action would be in the best interest of the Agency.
6. This RFP, the submissions in response to it, and any relationship between the Agency and interested parties arising from the RFP are subject to the specific limitations, conditions and representations expressed in this RFP. Any questions regarding conflicts or apparent conflicts or other substantive matters arising during preparation of the proposal should be addressed to the Agency.
7. All materials submitted to the Agency may be “Public Records” and therefore, may be subject to public disclosure under the Rhode Island Access to Public Records Act, R.I. Gen. Laws §§ 38-2-1, *et seq* (“APRA”). In accordance with Section 38-2-2(4)(B) of APRA, “trade secrets and commercial or financial information obtained from a person, firm, or corporation which is of a privileged or confidential nature” are not deemed to be “public records.” Accordingly, the interested party responding to this RFP should clearly mark as “CONFIDENTIAL” any and all materials, including without limitation financial information, that the interested party considers to be subject to the “privileged or confidential” exception in R.I. Gen. Laws § 38-2-2(4)(B).
8. Every Interested Party must be familiar with the lobbying registration and disclosure requirements contained in Article XVI, Chapter 2 of the City’s Code of Ordinances. If applicable, Interested Parties must identify any individuals engaging in lobbying activities on its behalf with respect to the Agency.
9. The Agency is subject to the Code of Ethics of the City of Providence, contained in Sec. 17-33 of the Code of Ordinances, as well as the Rhode Island Code of Ethics in government, set forth in Sections 36-14-4 through 36-14-7 of the Rhode Island General Laws. Of particular relevance to the Agency’s consideration of responses to this RFP are the following two provisions of the State code:

- a. A public official or employee may not participate in any matter in which he or she has an interest, financial or otherwise, direct or indirect, that is in substantial conflict with the proper discharge of his or her duties or employment in the public interest. R.I. Gen. Laws § 36-14-5(a).
- b. A substantial conflict of interest exists if an official or employee has reason to believe or expect that he or she, any person within his or her family, a business associate, an employer, or someone whom he or she represents will derive a direct monetary gain or suffer a direct monetary loss by reason of his or her official activity. R.I. Gen. Laws §36-14-7(a).

ELIGIBILITY SCORING 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 proposed redevelopment at the Property. The preliminary concept plans and specifications submitted with the preliminary scope of work should be feasible, and compliant with building, code, and zoning laws.
- Bidders must provide an estimate of the total cost for design, site preparation, construction and carrying costs 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.
- Bidder must provide a financial plan for funding necessary to complete the project.

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 Agency reserves the right to award the full contract to one bidder, split the award among more than one bidder, make partial awards based on number of properties bid, make no Award, and/or to re-advertise this request for proposals as it deems in the best interest of the Agency.

FORM OF BID

**IN RESPONSE TO REQUEST FOR PROPOSALS FOR
THE PURCHASE AND REDEVELOPMENT OF
327 ELMWOOD AVENUE. PROVIDENCE, RI 02907
ASSESSOR'S PLAT 49 LOT 603**

DATE:

**TO: PROVIDENCE REDEVELOPMENT AGENCY
c/o Joseph I. Mulligan, III, Executive Director
444 Westminster Street, Suite 3A
Providence, RI 02903**

PROJECT: 327 Elmwood Ave, Providence, RI 02907

SUBMITTED BY:

The undersigned, having examined the Property and having reviewed the Request for Proposals, hereby offers to purchase the Property as follows:

PROPOSAL

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

That the undersigned shall comply with all terms and conditions of the aforesaid Request for Proposals and Appendices attached thereto.

That the undersigned hereby offers to enter into a purchase and sales agreement as noted in the aforesaid documents for the sum of _____ Dollars (\$_____).

The undersigned must include the Bid both in written form and numerically in the spaces provided above.

The undersigned further attaches any additional Bid Terms stating any and all **Time and Materials** for the Work, where applicable.

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

Respectfully submitted,

By: _____
Bidder Name
Title:

Dated: _____

Federal ID No.

Firm Address:

Telephone No.:

Email Address:

Contact Person:

EXHIBIT A

LEGAL DESCRIPTION

That certain unimproved parcel of land thereon situated o Elmwood Avenue, in the City of Providence, County of Providence, State of Rhode Island, and shown as “Lot B” on that certain plan entitled “Minor Subdivision Plan Johnson and Wales, A.P. 49 Lot 473 Providence, Rhode Island, by Waterman Engineering Co. Civil Engineers – Surveyors East Providence, Rhode Island” dated October, 1999, was certified by Richard S. Lipsitz, Professional Land Surveyor on December 22, 1999 and was recorded on February 16, 2000 at 9:28 a.m. in the Land Evidence Records for the City of Providence in Plan Book 15, Plan 23.

327 Elmwood Avenue

Providence, Rhode Island

A.P.: 49 Lot: 603