



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

PROVIDENCE REDEVELOPMENT AGENCY

REQUEST FOR PROPOSALS:

FOR THE SALE/LEASE AND REDEVELOPMENT OF

22 RYE STREET, PROVIDENCE, RI 02909

ASSESSOR'S PLAT 108 LOT 161

SUBMISSIONS DUE BY: SEPTEMBER 20, 2024



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

OVERVIEW

Through this Request for Proposals (RFP), The Providence Redevelopment Agency ("Agency") in an effort to repurpose the surplus property commonly known as 22 Rye Street, Providence, RI, assessor's Plat 108 Lot 161 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.

The Agency is seeking proposals for either the **master lease and rehabilitation or purchase and rehabilitation** of said Property. Preference will be given to proposals for development of residential housing units. All proposals shall include the required information enumerated in this information package. 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. The disposition of the Property shall be considered AS-IS, and the Agency will award based on redevelopment plans for the best-fit and highest use of the Property as outlined in the bidding package.

BACKGROUND

The Property is a former two-story school building with a mostly finished basement. The building was constructed circa 1930 and renovated in or around 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.

PROVIDENCE REDEVELOPMENT AGENCY

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

PROPOSED TIMELINE

July 22, 2024	Request for Proposals Issued
July 31, 2024	1 st On-site Pre-Bid Conference and Walkthrough 11:30AM
August 14, 2024	2 nd On-site Pre-Bid Conference and Walkthrough 11:30AM
August 28, 2024	Questions due. All questions must be submitted by email to: ncicchitelli@providenceri.gov
September 20, 2024	Proposals Due by 3:00 p.m.
October 11, 2024	Bid/Proposal Awarded (anticipated)
November 13, 2024	Purchase & Sales Agreement executed (anticipated)

SITE VISIT / MEETING WITH STAFF

On Wednesday July 31, 2024 at 11:30 AM the Agency will show the property to prospective bidders as an open house / walk-through. There will another showing on Wednesday August 7 at 11:30 AM.

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

SUPPLEMENTAL INFORMATION INCLUDED IN THIS PACKAGE

- National Register of Historic Places Evaluation (Edward Connors & Associates, 2021)
- Existing Conditions and Measurements Report (Branch Architects, 2021)
- Asbestos Inspection Report (Emery Environmental Associates, 2021)

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 due September 20, 2024 3:00 P.M. and shall be submitted as following:

In writing in a sealed envelope clearly labeled with the above captioned “**22 Rye 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 “**22 Rye 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, or to award to multiple bidders. 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.

The Evaluation Committee will evaluate and rate all responsive proposals based on the qualitative evaluation criteria and consideration given below to determine the highest and best value for the Agency.

TECHNICAL CRITERIA

- Purchase Price or Lease terms
- Bidders must provide a scope of work detailing proposed both interior and exterior work at the Property to redevelop the existing structure into residential housing units. The preliminary concept plans and specifications submitted with the preliminary scope of work should be compliant with building, safety, and zoning codes and ordinances.
- 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.
- Detailed schedule for commencement and completion of the work and estimated time to obtain a Certificate of Occupancy
- Financial plan for the funding stack necessary to complete the project and demonstration of financial capacity

DEVELOPMENT CRITERIA

- Number of dwelling units
- Relevant experience of the development team
- Readiness to proceed, particularly level of capital source and/or tenant commitments
- Site plan
 - Conceptual sustainable landscape plan with permeable surfaces
 - Locations of pedestrian access for structures and site. Locations of parking, servicing, and all street access points for vehicles
- Bonus consideration will be given to:
 - The inclusion of Type A mobility-accessible units
 - The inclusion of affordable or workforce housing
 - Development teams that include women-owned or minority-owned business enterprises

Purchase Price or Lease terms alone will not determine whether or not a bidder is successful; the Agency will use a combination of the criteria found above as well as the bidder's acquisition cost proposal to determine the successful bidder. The Agency may choose to interview one or more of the bidders prior to making a recommendation for award. 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-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
22 RYE STREET, PROVIDENCE, RI 02909
ASSESSOR'S PLAT 108 LOT 161**

DATE:

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

PROJECT: 22 Rye Street, Providence, RI 02909

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

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.