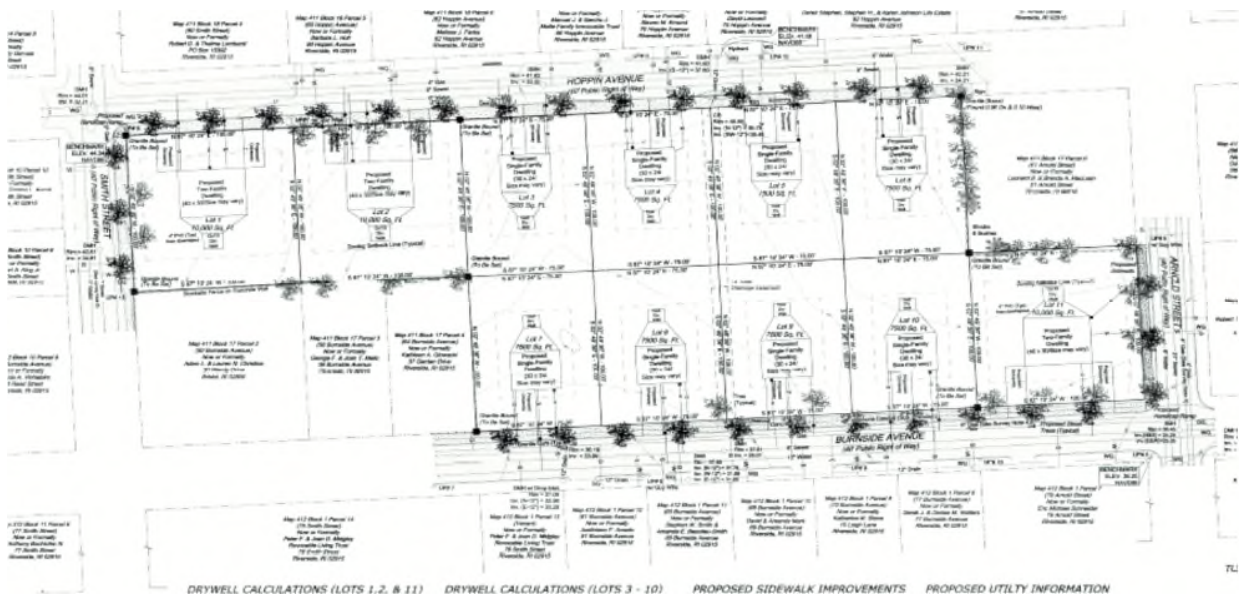




**CITY OF EAST PROVIDENCE, RI  
REQUEST FOR PROPOSALS RFP# EP21/22-01  
FOR THE SALE OF (8) 7,500 sq. ft. PARCELS FOR THE  
CONSTRUCTION OF SINGLE-FAMILY DWELLINGS  
SPECIFICATIONS  
BID OPENING TUESDAY, DECEMBER 21, 2021 AT 11AM**



## **I. Introduction**

The City of East Providence is requesting fee proposals from interested individuals or entities to purchase (8) 7,500 sq. ft. parcels that have been restricted to the development of single-family dwellings. **No more than one parcel will be conveyed to a single individual or entity.**

Parcels 3, 4, 5, 6, 7, 8, 9 and 10 as shown on the enclosed recorded site plan (recorded in the East Providence land evidence record on 11/17/21 and referenced as plat card 808) are zoned as an R-3 district with a lot area of 7,500 sq. ft. The minimum dimensional requirements for an R-3 District are the following: area – 7,500 square feet; lot width – 75 feet; lot depth - 100 feet. Minimum building setback requirements are: front yard - 20 feet; side yard - 15 feet; rear yard - 25 feet. Maximum building coverage is 25% and maximum impervious coverage is 45%. The downspouts of all of the single-family dwellings will be connected to individual dry wells to mitigate storm water runoff. All of the 8 parcels that are shown on the enclosed recorded site plan (parcels 3, 4, 5, 6, 7, 8, 9 and 10) that will be sold by the City are in conformance with the dimensional requirements of Zoning.

The eight (8) 7,500 sq. ft. parcels have frontage on Burnside Avenue, Arnold Street, Hoppin Avenue and Smith Street. Improvements to be made by the City include:

- Street trees to be installed at intervals of 35 feet on the frontage of the proposed parcels along Arnold Street, Smith Street, Burnside Avenue and Hoppin Avenue.
- Handicap ramps at the intersection of Burnside Avenue and Arnold Street, and the intersection of Smith Street and Hoppin Avenue.
- Concrete sidewalks to be installed along the frontage of proposed parcel 11 on Arnold Street.

## **II. Required Submission Materials**

Proposals will be assessed generally on the proposed fee, timeline and evidence of bidder's financial capability to purchase the property, complete construction and obtain a certificate of occupancy within 2 years from the conveyance of the property. All of the below required submission materials must be submitted in order for the proposal to be considered complete. Any proposal without all of the required submission materials will not be considered. For a proposal to be considered, it must contain the following information;

### **1. Basic Information**

- Name of individual or entity;
- Individual or entity address, including city, state, zip code and phone number;
- Contact person phone and e-mail who can respond to detailed questions regarding proposal;

- An offer of payment for a single parcel;
  - Bidders may submit offers on no more than 2 parcels
- A proposed timeline that includes transfer of ownership, obtaining a building permit, construction start date, construction end date and obtaining certificate of occupancy;
- A document or commitment letter providing evidence of bidder's financial capability to purchase the property.
- An acknowledgement that the bidder will complete construction and obtain a certificate of occupancy within 2 years from the conveyance of the property. If a parcel that is conveyed by the City does not complete construction and obtain a certificate of occupancy within a period of 2 years from the date of conveyance, the ownership of the parcel shall revert back to the City.
- Indicate whether or not incorporated and if incorporated, date of incorporation and a signed statement if the corporation has ever defaulted on a contract and if so, when and why.

Failure to provide all of the above requested information will result in disqualification of proposal. The City reserves the right to request additional information pertaining to the proposal.

### **III. Selection Process & Criteria**

The following conditions must be met in order to be considered:

- Evidence of bidder's financial capability to purchase the property, complete construction and obtain a certificate of occupancy within 3 years from the conveyance of the property;
- All 8 parcels proposed to be sold are restricted to single family dwellings and accessory uses of single-family dwellings in perpetuity.
- Bids will be allowed only for 2 parcels maximum.
- If a parcel that is conveyed by the City does not complete construction and obtain a certificate of occupancy within a period of 2 years from the date of conveyance, the ownership of the parcel shall revert back to the City.
- No more than one parcel will be conveyed to the same individual or entity
- A minimum reserve bid for a single lot is set at \$50,000.

### **IV. Site Inspection**

A non-mandatory site inspection will be held on Monday, December 6, 2021 at 10AM for all interested parties.

**V. General Conditions**

- The City reserves the right to reject any and all proposals, to waive any informality, and to select and negotiate services in the best interest of the City.
- The respondent will abide by all applicable Federal, State and City regulations in the performance of their redevelopment of this property;
- The City reserves the right to negotiate a fee with the selected respondents.

**VI. Due Date**

Proposals are due on December 21, 2021 no later than 11:00am and must be addressed to:

East Providence City Hall  
Controllers Office, Room 103  
Attn: Luis Olmo, Acting Procurement Specialist/Accountant/Budget Analyst  
145 Taunton Avenue  
East Providence, Rhode Island 02914

**VII. City Contacts**

Any questions regarding this RFP must be in writing and be directed to Patrick Hanner, Principal Planner [phanner@eastprovidenceri.gov](mailto:phanner@eastprovidenceri.gov) by Tuesday, December 13, 2021 at 4pm.