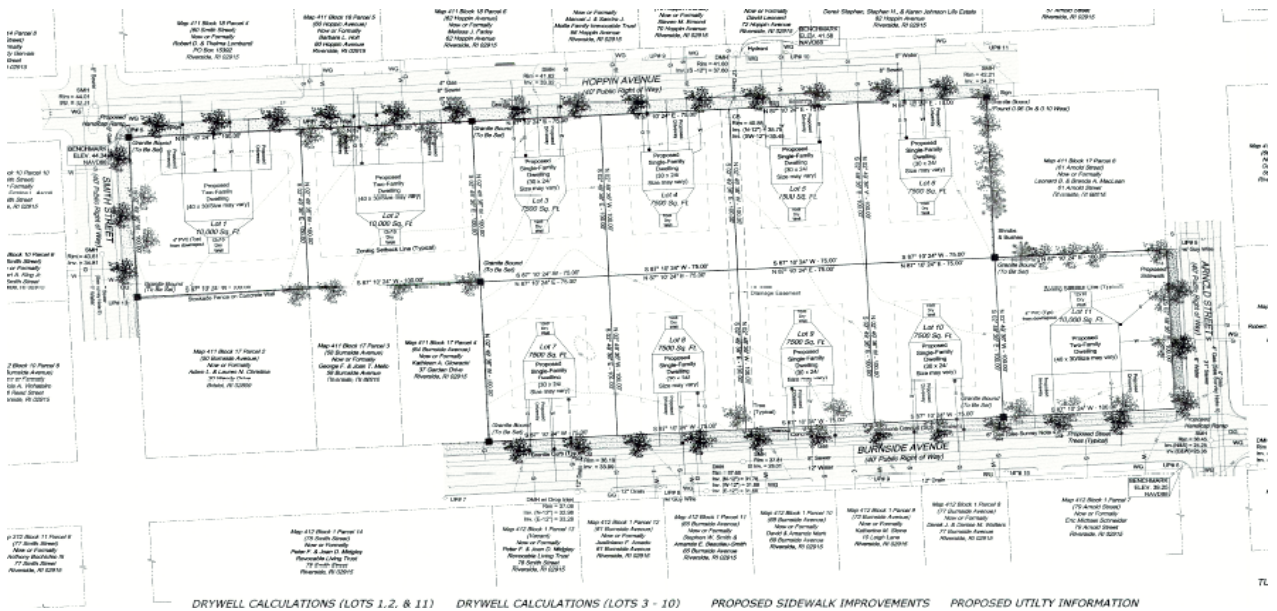




CITY OF EAST PROVIDENCE, RI
REQUEST FOR PROPOSALS RFP# EP21/22-01R
FOR THE SALE OF (8) 7,500 sq. ft. PARCELS FOR THE
CONSTRUCTION OF SINGLE-FAMILY DWELLINGS
SPECIFICATIONS
BID OPENING TUESDAY, MARCH 15, 2022 AT 10AM



I. Introduction

The City of East Providence is requesting fee proposals from interested individuals or entities for the sale of (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. All fee proposals **must** identify no more than 2 preferred parcels on the bid sheet by parcel number. The parcel numbers can be found on the site plan that is posted under this RFP. Fee proposals that fail to identify a preferred parcel by parcel number will be excluded from consideration.

Parcels 3, 4, 5, 6, 7, 8, 9 and 10 as shown on the posted site plan under this RFP (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 parcel area of 7,500 sq. ft. The minimum dimensional requirements for an R-3 District are the following: area – 7,500 square feet; 1 width – 75 feet; 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 along the frontage of the 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 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;

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 of no more than 2 parcels.
 - All fee proposals must identify no more than 2 preferred parcels on the bid sheet by their parcel number. The parcel numbers can be found on the site plan that is posted under this RFP. Fee proposals that fail to identify a preferred parcel number will be excluded from consideration.
 - 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.
 - All of the required documents posted under this RFP must be submitted and signed that include but not limited to the equal employment opportunity certificate of compliance, anti-collusion declaration, electronic bid document notification of receipt and a W-9 form.
 - A minimum reserve bid for a single parcel is set at \$50,000.

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

III. General Conditions

- The City reserves the right to accept other than the highest value proposals, to reject any and all proposals, and to waive any informality or bid requirements 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.

IV. Due Date

Proposals are due on March 15, 2022 no later than 10:00am and must be addressed to:

East Providence City Hall
Controllers Office, Room 103
Attn: Ryan McCauley, Procurement Specialist
145 Taunton Avenue
East Providence, Rhode Island 02914

V. City Contacts

Any questions regarding this RFP must be in writing and be directed to Patrick Hanner, Principal Planner phanner@eastprovidenceri.gov by Monday, March 7, 2022 at 4:00 pm.