Request for Proposals
CITY OF NEW BEDFORD

Purchase and Development of
the Former Civil Defense Building
109 Hillman Street
New Bedford, Massachusetts

#19145054

March 27, 2019
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REQUEST FOR PROPOSALS ADVERTISEMENT

The City of New Bedford, acting by and through its’ Treasurer as Custodian of Tax Possession under M.G.L. Ch. 60, s. 77B solicits from qualified proposers for the disposition and redevelopment of the former Civil Defense Building. The subject parcel is located at 109 Hillman Street, New Bedford, contains 6,493 square feet, more or less, and is shown on City of New Bedford Assessor’s Map 58 as Lot 157 (the “Land”). The Land is improved by a building formerly known as the Civil defense Building (the “Building”, and, with the Land, the “Property”). The Property has been vacant for over a decade.

Interested parties may obtain the Request for Proposals at the City of New Bedford Purchasing Department web page at www.newbedford-ma.gov/purchasing, or by email to purchasing@newbedford-ma.gov.

Each proposal must contain a Non-Price Proposal and a Price Proposal submitted together in a single sealed envelope, clearly marked “Proposal for Purchase and Development of 109 Hillman Street” along with the name of the proposer in accordance with the submission requirements set forth in the Request for Proposals. Proposers shall submit one (1) original and five (5) copies of each Non-Price and Price Proposal.

Questions concerning this Request for Proposals shall be submitted in writing via email to: Susan Bruce, at susan.bruce@newbedford-ma.gov, and must be received by the City on or before 11:00 A.M. on Wednesday, April 3, 2019. Questions must be emailed to susan.bruce@newbedford-ma.gov prior to the submission deadline. A written Addendum to this RFP responding to the questions will be e-mailed or faxed to all parties on record as having obtained the RFP.

The Purchasing Department will receive and open all proposals in the office of the Purchasing Agent, Room 208, City Hall, 133 William Street, New Bedford, Massachusetts, 02740. Proposals shall be opened publicly at the time and place designated in the advertisement.

There is no site tour scheduled for the property.

Proposals must be received no later than:
Wednesday, April 10, 2019
11:00 am Eastern Time
The City reserves the right unilaterally to extend the time for award for up to sixty (60) days after the scheduled award date. Thereafter, award date may be extended by mutual agreement of the City and apparent high bidder.

After bids have been opened, no proposal may be withdrawn for a period of one hundred twenty (120) days, except as provided for in this RFP.

Proposers are required to submit one (1) original and five (5) copies of the Proposal Package. All proposals must include a signed and completed Non-Collusion Form, Certificate of Tax Compliance, Certificate of Authority, and Disclosure of Beneficial Interest Statement. Neither this advertisement nor the Request for Proposals constitutes an offer.

The City is the Awarding Authority and reserves the right to waive any informality it deems minor in this solicitation. The Awarding Authority also reserves the right to reject any or all proposals or to accept a proposal that does not offer the highest price if it deems it in the best interest of the City.

The schedule of this solicitation is as follows:

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<thead>
<tr>
<th>Schedule</th>
</tr>
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<tbody>
<tr>
<td>Advertise Solicitation</td>
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<tr>
<td>Solicitation Available</td>
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<tr>
<td>Final date for submission of questions</td>
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<td>Questions Answered</td>
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<td>Responses Due</td>
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<td>Award of Contract</td>
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AWARDING AUTHORITY
CITY OF NEW BEDFORD
133 William Street
New Bedford, MA 02740

1.1 Project Objectives

The City of New Bedford, acting by and through its’ Treasurer as Custodian of Tax Possession under M.G.L. Ch. 60, s. 77B, is seeking proposals from qualified parties for the purchase and redevelopment of the parcel of land located at 109 Hillman Street, New Bedford, containing 6,493 square feet, more or less (the “Land”), with the former Civil Defense Building thereon (the “Building”, and, with the Land, the “Property”), as an opportunity to improve the Property to a level that meets the minimum standards as established by the City of New Bedford. The City’s primary objective for this Property is for its rehabilitation and adaptive reuse in a manner that is compatible and contributes to the neighborhood. In addition, the building shall be retained and rehabilitated following the Secretary of the Interior Standards for Rehabilitation.
2.1 Legal Description

The Property is identified as Lot 58 on City of New Bedford Assessor’s Map 157 and is zoned Mixed-Use Business.

2.2 Property History

The building was constructed in 1893 as Fire Station #5 and was used as the headquarters of the City’s Civil Defense. The City disposed of the Property through an RFP process in 2013 and regained the property through tax title in 2016.

2.3 Property and Area Description

Property Description: The Property consists of approximately 6,493 square feet of land with a two-and one-half story brick Romanesque Revival style structure constructed in 1893 as a fire station. The 7,500 square foot structure consists of a full basement, first and second stories with an attic. The building has a peaked asphalt roof and a tower exists on the east side of the building. An asphalt paved parking lot is situated to the north of the building. The building has been vacant for over a decade and has suffered from deferred maintenance.

Lot area: 6,493 square feet.
Building Area: approximately 7,500 square feet
Year Built: 1893
Current Use: vacant
Current Tenants: 0
Utilities: Public water, sewer, natural gas and electricity are available at the property
Zoning: This property is zoned Mixed Use Business (MUB). MUB allows single, two and multifamily residential use as well as various commercial uses as a matter of right. A listing of allowed uses and uses by special permit can be accessed on the City Website @ http://www.newbedford-ma.gov/index.html

Assessed Value:
Building: $ 44,200
Yard Items: $ 2,300
Land Value: $ 71,800
TOTAL: $118,300

Historical Significance: 109 Hillman Street structure is located in the North Bedford National Historic district and is listed in the National Register of Historic places. Previous to this structure, a fire station constructed in 1864 existed in this location. The original structure was demolished in 1893 and the present structure was constructed in the same year. This building was once the headquarters of the City’s Civil Defense. It is a two-and one-half story brick Romanesque Revival structure with belt courses and a shaped parapet on the south
façade. It has a peaked asphalt roof and a tower exists on the east side of the building. Due to its historical and architectural significance the building shall be retained and rehabilitated.

**Area Description:** The property is located in the North Bedford National Register Historic District, a historic pedestrian-scale neighborhood, situated directly northwest of downtown New Bedford. The area is primarily residential, with a housing stock varying from 19th to early 20th century architectural styles.

New Bedford's downtown revitalization has experienced considerable growth over the last 4-5 years with the establishment and/or expansion of new businesses and residential units. The property is within a ten-minute walk of all the major assets of the downtown, including stores, restaurants, office buildings, a community health center, court houses, City Hall, Main Library, US Post Office, bus terminal, Bristol Community College, UMass Dartmouth College of Visual and Performing Arts, the National Park, the Zeiterion Theatre, as well as numerous museums and art galleries.

### 2.4 Environmental Site Assessment and Planned Remediation

The City is not aware of any contamination being present on the Property and, to the City's actual knowledge, there have been no remediation measures conducted on the Property. There are no City records of oil spillage or other hazardous waste releases at the Property. Proposers are cautioned that they will accept the Property in its AS-IS condition and agree that the City has made no representations or warranties as to the condition of the Property, including, without limitation, as to the presence of any hazardous materials or substances within the Property.

### 2.5 Subdivision/Permits/Approvals

All costs and responsibilities for obtaining site plan approval and releases or any easements, covenants, or any other restrictions that may be present on the property will be the responsibility of the buyer. All engineering and environmental studies will also be the responsibility of the buyer.

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**Purchase and Development of the Former Civil Defense Building**

### 3.0-Project Guidelines

#### 3.1 Use of Property:

A. The Subject Property will be conveyed to the successful respondent of this RFP at closing. The disposition of this residential property is subject to the Massachusetts General Law Chapter 60, Section 77B, such provisions which are incorporated in this Request for Proposals by reference.

B. The building shall be retained and rehabilitated. It may be necessary to conduct stabilization work on the property prior to or in conjunction with rehabilitation. Use of the Secretary of the Interior's Standards for Rehabilitation will provide guidance and address the aspects of treatment necessary to rehabilitate the structure. The historic guidelines for rehabilitation are further described in Attachment K. This Attachment will form a part of the signed Development Agreement.
C. The use of this property will be controlled by current zoning and any other governing regulations. Sufficient parking for the proposed use must be provided according to zoning requirements or be reduced by Special Permit granted by the Planning Board.

3.2 **Obligations of Proposer:**

A. The Proposer is required to demonstrate his/her/their capacity to acquire and rehabilitate the property in accordance with the terms and conditions of this RFP.

B. The Proposer must be prepared to guarantee that rehabilitation work is completed in accordance with the approved guidelines attached to this RFP. This will be enforced and evidenced by execution of a Development Agreement with the City of New Bedford that will set forth the rehabilitation conditions. Failure to comply with the terms of the Development Agreement could result in its termination and the replacement of the applicant by the City.

**Developer Agreement:**
The Developer Agreement shall incorporate a critical path time for the Work and a deadline for completion of the Work. In the event that the RFP Respondent shall fail to commence the Work or substantially complete the Work within the required time frames, the City of New Bedford shall provide written notice of that breach to the RFP Respondent. In the event that the RFP Respondent does not cure said breach within thirty days after its receipt of that notice, or within the required time frames, or within such extended time as the City of New Bedford may in writing agree, the Property shall revert to the City of New Bedford.

C. Proposers are also responsible for securing private construction financing. Soft costs, including appraisals, surveys, legal descriptions and other costs will be borne by the Proposer.

D. Proposer may be asked questions by the Selection Committee and/or City of New Bedford staff.

E. Proposers must complete final plans and specifications, and arrange for timely commencement and completion of the project as follows:

   a. Proposers shall ensure all required permits are obtained within 12 months from the date of the signed Development Agreement;

   b. Development must be underway within 12 months of the signed Development Agreement, meaning, a building permit shall be pulled, and construction shall have begun within 12 months;

   c. Construction shall be completed within 12 months of the issuance of the building permit;

   d. Certificate of Occupancy must be obtained within 24 months of the signed Development Agreement;

   e. Plans and specifications shall be reviewed and approved of the City of New Bedford prior to the commencement of Work.

3.3 **Warranty Coverage**

Warranty coverage is required until the project has completed rehabilitation and received a Certificate of Occupancy.

While the City believes that the information provided in this RFP, including all exhibits and addendums, if any, is accurate, the City makes no representation or warranty, express or implied, as to the accuracy
and/or completeness of the information in this RFP. The proposer assumes all risk in connection with
the use of the information and releases the City from any liability in connection with the use of the
information provided by the City. Further, the City makes no representation or warranty with respect to
the Property, including without limitation, the value, quality or character of the Property or its fitness or
suitability for any particular use and/or the physical and environmental condition of the Property. The
Property will be sold in its “AS-IS” condition.

Each proposer shall undertake its own review and analysis (due diligence) concerning the physical and
environmental condition of the Property, applicable zoning and other land use laws, required permits
and approvals, and other development, ownership, and legal considerations pertaining to the Property,
and the use of the Property, and shall be responsible for applying for and obtaining any and all permits
and approvals necessary or convenient for the proposer’s use of the Property. All costs and expenses of
using the Property, including without limitation, all costs of permitting and improvements, shall be the
sole responsibility of the successful proposer.

Purchase and Development of the Former Civil Defense Building
4.0-Evaluation & Selection Process

4.1 Evaluation of Proposals

All Proposal Packages submitted in response to this Request for Proposals will be opened in public at the
deadline for the submission of proposals and thereafter reviewed by an Evaluation Committee. The
Evaluation Committee will screen each Proposal Package to ensure that all submittals required by the
Request for Proposals are included and that the proposal meets the Minimum Evaluation Criteria set forth
below. The Evaluation Committee then will review each proposal that it considers complete and to have
met the Minimum Evaluation Criteria against the Comparative Evaluation Criteria set forth below and assess
which proposals are highly advantageous, advantageous, not advantageous or unacceptable.

The Evaluation Committee shall make its recommendation to the City Procurement Officer after all qualified
proposals have been evaluated. The City will choose the proposal that it deems to be in the best interests
of the City, taking into consideration the comparative ratings and the price. City officials may interview
and/or meet with some or all of the proposers and ask questions regarding their respective proposals, in its
sole discretion. If other than the highest priced proposal is selected, the Evaluation Committee shall explain
in writing why the added benefits of the proposal justify the lower price.

The City reserves the right, in its sole discretion, to reject at any time any or all proposals, to withdraw the
RFP, to select finalists to submit and negotiate a more fully-developed response, to negotiate with one or
more proposers, and/or negotiate terms that are not materially different from those set forth herein. The
City also reserves the right, at any time and to waive strict compliance with terms and conditions of this RFP
or to entertain reasonable modifications or additions to selected proposals provided the same are not
materially different from the terms set forth herein. Further, the City may cancel this Request for Proposals,
reject in whole or in part any and all proposals, if the City determines that such cancellation, rejection or
refusal serves the best interests of the City.
Proposer agrees that by submission of its proposal that it will not withdraw or modify its original price proposal if the City and Proposer do not agree as a result of negotiations to modify the original price offered by Proposer.

4.2 Evaluation Criteria

Each proposal must be sufficiently detailed and contain sufficient information to permit the Evaluation Committee to determine if the proposal has satisfied the Minimum Evaluation Criteria and is able to evaluate the proposal under the Comparative Evaluation Criteria, both of which are set forth below.

A. Minimum Evaluation Criteria:

Each proposal must comply with the submission requirements set forth below, which are generally referred to as “Minimum Evaluation Criteria”:

1. Proposal Package
Each Proposal Package must contain two parts: (a) the Non-Price Proposal, which addresses the Comparative Evaluation Criteria, and (b) a completed Price Proposal, in the form attached to this RFP as Attachment A. Both the Price Proposal and the Non-Price Proposal must be submitted together in a sealed envelope, referred to as the “Proposal Package.” The name of the person or entity submitting the Proposal Package and the title of the project, “Proposal for the Purchase and Development of the Former Civil Defense Building” must also appear on the outside front of the submittal. Each page of the binder should be numbered consecutively from the beginning of the response through all appended material.

2. Qualifications
Each Non-Price Proposal shall include at least the following items in the binder marked “Qualifications”:

A. The composition and structure of the development team including the developer, architect, landscape designer, engineer, project manager, licensed site professional (LSP), attorney, operator and any other key members of the development team;

B. The qualifications of the development team as they relate directly to designing, financing, constructing and operating urban infill projects and engaging in community design charrettes and/or other processes to establish mutual support for high quality design outcomes;

C. Resumes of key personnel on the development team;

3. Comparable Projects & References

Include the following:

A. For the Developer, provide a written description of up to three (3) urban development projects most similar to your vision for the former Civil Defense Building project that were completed within the past seven (7) years. List the projects’ location, size, ownership entity, community process, development costs, financing mechanism, any municipal subsidiary received, current status, and references contact name and telephone number(s). If the applicant wants to include additional examples, list them with a web link to additional information;

B. Include a letter sized (8.5”x11”) graphic representation of each project along with the written description of the development program (do not submit large-scale drawings);
C. Describe any “green” building design or management practices utilized;

D. Describe the development approach including the urban context, parking situations encountered, community process, development team integration, coordination among town/city/county officials, and community benefits and community impacts.

4. **Project Narrative**
   
   Include the following:
   
   A. Qualitative description of project including a detailed program of proposed uses;
   
   B. One or more proposed site-plan options that can work for this program (this can be in a preliminary format (the site plans will change as the review process evolves);
   
   C. A timeline for the project including: zoning adoption, acquisition, construction and operation of the project that is within a window of the development agreement;
   
   D. Describe any other amenities including ancillary uses and public amenities and include their anticipated location on the Parcel;
   
   E. Identify any proposed green building design elements, including level of LEED certification, as applicable;
   
   F. Transportation demand management strategy, identification of the likely quantity of parking required by the developer and one or more preliminary proposed circulation plans;
   
   G. Management Plan: Provide a management plan for the project’s implementation and operation of the finished project. Identify the method of management to be employed and, if available, the identities of the individuals and/or firms to be responsible for each element of the management plan.

5. **Financial Information**
   
   Include the following:
   
   1. Provide the anticipated financial and management interests in the project;
   2. Provide the strategy for securing financing;
   3. Provide all sources and uses of funds statement
   4. Provide banking references.

B. **Comparative Evaluation Criteria:**

The Evaluation Committee will use the following Comparative Evaluation Criteria to evaluate the Non-Price Proposal. Proposers are advised to reference these Comparative Evaluation Criteria when preparing their proposals and to submit sufficient information under each category to permit the Evaluation Committee to fairly and responsibly assess the proposals.
<table>
<thead>
<tr>
<th>Development Team</th>
<th>Highly Advantageous</th>
<th>Advantageous</th>
<th>Not Advantageous</th>
<th>Unacceptable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Financial capacity to complete project</strong></td>
<td>Development and operating budgets are realistic and identified financial sources clearly illustrate the proposer’s capacity to complete all phases of the project.</td>
<td>Development and operating budgets are somewhat realistic and financial sources are not clearly identified to illustrate the proposer’s capacity to complete all phases of the project.</td>
<td>Development and operating budgets are not based on market conditions and financial sources are not clearly identified to illustrate the proposer’s capacity to complete all phases of the project.</td>
<td>Information provided is not sufficient to make a determination.</td>
</tr>
<tr>
<td><strong>2. Likelihood to complete the project on schedule in a timely manner</strong></td>
<td>Proposal illustrates the development team’s ability to complete the project within 18 months of executing a purchase and sales agreement and incorporates a commitment to do the same.</td>
<td>Proposal illustrates the development team’s ability to complete the project within 24 months of executing a purchase and sales agreement and incorporates a commitment to do the same.</td>
<td>Proposal does not illustrate the development team’s ability to complete the project within 36 months or more of executing the purchase and sales agreement and, does not include a commitment to.</td>
<td>Information provided is not sufficient to make a determination.</td>
</tr>
<tr>
<td><strong>3. Quality of Design and Construction</strong></td>
<td>Proposal presents a superior design which enhances existing historical elements and the quality of proposed construction.</td>
<td>Proposal complies with the design requirements of the RFP and presents an acceptable quality of building design and construction.</td>
<td>Proposal that presents an unacceptable design.</td>
<td>Information provided is not sufficient to make a determination.</td>
</tr>
<tr>
<td><strong>4. Economic and Community Benefits</strong></td>
<td>Proposer commits to the creation of permanent full time jobs and/or expansion of community services as part of the development plan.</td>
<td>N/A</td>
<td>N/A</td>
<td>Proposer does not commit to the creation of permanent full-time jobs and/or expansion of community services as part of the development plan</td>
</tr>
</tbody>
</table>
4.3 Submission Requirements

Each proposal must contain a Non-Price Proposal (in a sealed envelope) and a Price Proposal (in a sealed envelope), which are submitted together in a single sealed envelope, clearly marked, “Proposal for Purchase and Development of the Former Civil Defense Building” along with the name of the proposer in accordance with these submission requirements.

In order to be considered for selection, proposers shall submit a complete response to this Request for Proposals. **ONE ORIGINAL AND FIVE COPIES** of the Proposal Package, each with the Non-Price and Price Proposal, must be submitted to the Purchasing Agent.

All proposals will be received by the Purchasing Department, in the Office of the Purchasing Agent, Room 208, City Hall, 133 William Street, New Bedford, Massachusetts, 02740.

Proposals will be received: Wednesday, April 10, 2019 at 11:00 AM Eastern Time

A proposer may correct, modify, or withdraw a proposal by written notice received by the Purchasing Agent prior to the time and date set for the proposal opening. Proposal modifications must be submitted in a sealed envelope clearly labeled “Modification No.____.” Each modification must be numbered in sequence and must reference the original Request for Proposals. No proposal may be with withdrawn or the price proposal changed subsequent to the opening of the proposals for a period of one hundred twenty (120) days after the date of the proposal opening, excluding Saturdays, Sundays and legal holidays.

After the proposal opening, a proposer may not change any provision of the proposal in a manner prejudicial to the interests of the City or fair competition. Minor informalities may be waived, or the proposer will be allowed to correct them. If a mistake and the intended correct proposal are clearly evident on the face of the proposal document, the mistake will be corrected to reflect the intended correct proposal, and the proposer will be notified of the correction in writing; the proposer may not withdraw the proposal. A proposer may withdraw a proposal if a mistake is clearly evident on the face of the proposal document, but the intended correct proposal is not similarly evident.

A proposal must be signed as follows: (1) if the proposer is an individual, by her/him personally; (2) if the proposer is a partnership, by the name of the partnership, followed by the signature of each general partner; and (3) if the proposer is a corporation, by the authorized officer, whose signature must be attested to by the Clerk/Secretary of the corporation and the corporate seal affixed.

If the proposal is being submitted by an entity other than an individual, partnership or corporation, the proposal must include written evidence of the proposer’s authority from the entity to submit the proposal in the form of legally binding documentation.
To be eligible for consideration, proposers must submit a completed Proposal Packet including all of the following documents, except as may otherwise be specifically noted:

- **Certificate of Tax Compliance**: The proposal shall include either the individual or corporate or other legal entity Certificate of Tax Compliance Form (Attachment B or Attachment C hereto), demonstrating payment of all Massachusetts state taxes, etc.

- **Disclosure Statement of Beneficial Interest**: The Proposal Package must include a completed Disclosure Statement of Beneficial Interest, as required by MGL, Chapter 7C, Section 38 (Attachment D hereto).

- **Certificate of Non-Collusion**: The Proposal Package must include a completed Certificate of Non-Collusion (Attachment E hereto).

- **Corporate Authorization**: If a corporation submits a proposal, the Proposal Package must include an executed Vote of Corporation Authorizing Execution of Corporate Agreements (Attachment "F" hereto).

- **Non-Conviction Affidavit Re: Arson**: An executed Affidavit of Non-Conviction of Crimes Related to Arson (Attachment "G" hereto).

- **Acknowledgment**: An executed Acknowledgment of Solicitation Requirements, (Attachment "H" hereto).

- **Tax Status and History Disclosure**: A statement of proposer’s property tax history, (Attachment "I" hereto), which will be reviewed by the City of New Bedford. A proposer cannot be delinquent in the payment of taxes on any property in the City of New Bedford or must be current in a pre-existing repayment agreement with the City of New Bedford Treasurer’s Office. Proposers must also state if the City of New Bedford has ever foreclosed on property they have ever owned and describe the circumstances that resulted in the foreclosure(s).

- **Health and Building Codes Violations Disclosure**: A statement of proposer’s history of violations of the Health Code and Building Code, (Attachment "J" hereto), which will be reviewed by the City of New Bedford. Proposers must also state if they currently own any properties on which there are outstanding Health or Building Code violations.

- **Authorization to Submit Proposal**: If an individual is submitting the proposal, that individual must sign it. If the proposal is being submitted on behalf of an entity, the proposal must include written evidence of the proposer’s authority to submit the proposal in the form of legally binding documentation.

### 4.4 Questions Procedure

The Purchasing Agent will accept questions regarding this RFP between the hours of 8:30 a.m. and 3:00 p.m., Monday through Friday via email to Susan.brace@newbedford-ma.gov. **Questions must be submitted by Wednesday, April 3, 2019 no later than 11:00 am.** A written Addendum to this RFP responding to the questions will be mailed or faxed to all parties on record as having picked up the RFP. Prospective proposers must acknowledge receipt of all addenda within their responses to this solicitation.
4.5 **Disclaimer**

The City assumes no responsibility and no liability for costs incurred relevant to the preparation of responses to this RFP. The City shall bear no responsibility or liability due to copies, revisions, addenda or other transmittals, however described, lost in mailing or not delivered to a prospective proposer under any circumstances. By virtue of submitting a proposal, each proposer acknowledges that all statements in this RFP regarding the condition or value of the Property, or any investigation described as being conducted on the Property, are for the purpose of illustration only and are not intended to be relied upon for any reason. Further, by virtue of submitting a proposal, each proposer acknowledges that it has not relied upon any information contained herein in the preparation of its proposal, and that it has relied solely upon its own investigations and due diligence in all matters relating to this RFP and in its proposal preparation.

4.6 **Rule for Award**

Subject to the awarding authority’s right to reject any and all bids and to select a proposal other than that containing the highest purchase price for the Property (provided that the minimum purchase price provision is met or waived by the City), and subject to all rights of the awarding authority under Massachusetts General Laws and the provisions of this RFP, the awarding authority will select, in its discretion and best judgment, and in the best interest of the City of New Bedford, the most advantageous proposal from a proposer, taking into consideration the purchase price and all other evaluation criteria set forth in the RFP.
Proposers are required to submit one (1) original and five (5) copies of the Proposal Package. Proposers are cautioned to review their Proposal Package prior to sealing and submitting it. The following checklist should be followed when assembling the Proposal Package:

1. Submission envelope must have name and address of Proposer and be marked, “Proposal for Purchase and Development of Former Civil Defense Building.”


3. Price Proposal submitted on Attachment “A” in a separate sealed envelope

4. One original and 5 copies each of the Non-Price and Price Proposals. (Total 6 of each)

5. Acknowledge all Addenda.


7. If not an individual or corporation, include authorization from entity to submit Proposal in the form of legally binding documentation.

EXECUTE AND INCLUDE

8. ATTACHMENT A -- Price Proposal Form

9. ATTACHMENT B -- Commonwealth of Massachusetts Individual Certificate of Tax Compliance, or

10. ATTACHMENT C -- Commonwealth of Massachusetts Corporate or other Legal Entity Certificate of Tax Compliance

11. ATTACHMENT D -- Beneficial Interest Disclosure Statement

12. ATTACHMENT E -- Certificate of Non-Collusion

13. ATTACHMENT F -- Vote of Corporation Authorizing Execution of Corporate Documents

14. ATTACHMENT G -- Affidavit of Non-Conviction of Crimes Related to Arson

15. ATTACHMENT H -- Acknowledgement of Solicitation Requirements

16. ATTACHMENT I -- Tax Status and History Disclosure

17. ATTACHMENT J -- Health and Building Codes Violation Disclosure

18. ATTACHMENT K -- Rehabilitation Standards
Attachment “A”
PRICE PROPOSAL FORM
CITY OF NEW BEDFORD
109 Hillman Street – Former Civil Defense Building

The undersigned hereby submits the attached proposal for the sale of property from the City of New Bedford in response to the Request for Proposals for the acquisition of the Former Civil Defense Building at 109 Hillman Street:

Proposer’s Name: 

Owner’s Name (if different from proposer):

Owner Entity and State of Organization:

Proposer’s Address:

Proposer’s Telephone:

Proposer’s E-Mail:

Proposer’s Fax Number:

Parcel Location: Street Address or Location of Property:
109 Hillman Street, New Bedford, MA 02740

Proposed Purchase Price:

_________________________________________  ______________
Signature of Proposer                      Date

Name (Print): _______________________________
Attachment “B”
COMMONWEALTH OF MASSACHUSETTS
INDIVIDUAL CERTIFICATE OF TAX COMPLIANCE

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Company Name: ________________________________
Address: ______________________________________
______________________________________________
______________________________________________

BY: _____________________________________________
Name of Company Officer (printed)

_________________________  _______________________
Signature                       Date
Attachment “C”
COMMONWEALTH OF MASSACHUSETTS CORPORATE
OR OTHER LEGAL ENTITY CERTIFICATE OF TAX COMPLIANCE

Pursuant to the requirements of G.L. c. 62C, s. 49A, the undersigned does hereby state the following:

I, ____________________________, as the ____________________________, whose principal place of business is located at ____________________________, do hereby certify under the penalties of perjury that, to the best of my knowledge and belief, the above named corporation/firm is in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Federal Identification Number: ____________________________

Company Name: ____________________________

Address: __________________________________________

BY: ____________________________

Name of Company Officer (printed)

__________________________________________  _____________

Signature  Date
Attachment “D”

DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Asset Management, as required by M.G.L. c. 7C, §38, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

For acquisition or disposition of real property by the City of New Bedford, Massachusetts, the undersigned does hereby state, for the purposes of disclosure, pursuant to Massachusetts General Laws, Chapter 7C, Section 38, of a transaction relating to real property, as follows:

1. Public agency involved in this transaction: City of New Bedford


3. Type of transaction: ☐ Sale ☐ Lease or rental for ________________ (term):

2. 4. Seller (s) or Lessor (s): City of New Bedford

Purchaser(s) or Lessee(s):

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. Note: If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclosed.

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6. None of the persons listed in this section is an employee of the Division of Capital Asset Management or an official elected to public office in the Commonwealth of Massachusetts except as noted below:

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<th>Name</th>
<th>Title or Position</th>
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7. The individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1 must sign this section. If this form is signed on behalf of a corporation or other legal entity, a duly authorized officer of that corporation or legal entity must sign it. The undersigned acknowledges that any changes or additions to items 3 and/or 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management within thirty (30) days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: ____________________________

Printed Name: ________________________

Title: ________________________________

Date: ________________________________
Attachment “E”
CERTIFICATE OF NON-COLLUSION

The undersigned certified under penalties of perjury that this Proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

________________________________
Signature of individual submitting bid

________________________________
Name of business/organization

________________________________
Date
ATTACHMENT "F"
VOTE OF CORPORATION AUTHORIZING
EXECUTION OF CORPORATE AGREEMENTS

At a meeting of the Board of Directors of _______________ duly called
and held on ______________, 20____ at which a quorum was present and acting
throughout, the following vote was duly adopted.

VOTED: That _________________, the____________________ of the
corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the
name and behalf of the corporation contract documents with the City of New Bedford,
the above-mentioned documents to include but not be limited to Bids, Proposals, and Contracts;
and, to seal and execute, as above, surety company bonds to secure bids and proposals and the
performance of said contract and payment for labor and materials, all in such form and on such
terms and conditions as he/she, by the execution thereof, shall deem proper. A true copy

ATTEST:

__________________________________________
Name (printed)

__________________________________________ (Affix Corporate Seal)
Signature

__________________________________________  ________________
Title                          Date
ATTACHMENT “G”
AFFIDAVIT OF NON-CONVICTION OF CRIMES RELATED TO ARSON

I, _____________________________, hereby depose and say:

I, _____________________________, the Purchaser/Lessee of the Property from the City of New Bedford identified as the 247 Smith Street, shown as Lot 1 on Assessor’s Map 42, hereby state that neither the Purchaser/Lessee nor any person who would gain equity in the property as a result of the conveyance has ever been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim of fire insurance.

Signed and sworn to under the pains and penalties of perjury this ____________ day of ____________, 20__.

__________________________________________
Signature

__________________________________________
Printed or typed name

__________________________________________
Company name
ATTACHMENT “H”
ACKNOWLEDGMENT OF SOLICITATION REQUIREMENTS

As evidenced by the signature of the Proposer’s authorized signatory below, the Proposer certifies that it has read and understands the Request for Proposals for Purchase of the Former Civil defense Building and understands the requirements of the solicitation.

________________________
Proposer’s Authorized Signatory

________________________
Printed Name

________________________
Date

________________________
Title
ATTACHMENT “I”
TAX STATUS AND HISTORY DISCLOSURE*

The undersigned states that the Proposer, _____________________________, is not delinquent in the payment of taxes on any property in the City of New Bedford or is current in a pre-existing repayment agreement with the City of New Bedford Treasurer's Office. I further state that the City of New Bedford has never foreclosed on property owned by the Proposer.

Company Name: _________________________________

BY: _________________________________
Name of Company Officer (printed)

_________________________________  ____________
Signature                  Date

*If Proposer is delinquent in the payment of taxes on any property in the City of New Bedford, or is not current in a pre-existing repayment agreement with the City of New Bedford Treasurer’s Office, or the City of New Bedford has foreclosed on property owned by the Proposer, state the circumstances of same below. (Attach additional sheets, if necessary.)
ATTACHMENT “J”

HEALTH AND BUILDING CODES VIOLATIONS DISCLOSURE*

The undersigned states that the Proposer, ________________________________________, has never been cited by the City of New Bedford, and has never owned any property in the City of New Bedford that has been cited, for a violation of the Health Code or Building Code. I further state that the Proposer does not currently own any property in the City of New Bedford on which there are outstanding Health or Building Code violations.

Company Name: ______________________________________

BY: _____________________________________________
Name of Company Officer (printed)

_________________________________________  ___________
Signature                                          Date

*If Proposer has been cited by the City of New Bedford or has owned any property in the City of New Bedford that has been cited, for a violation of the Health Code or Building Code, or currently owns any property in the City of New Bedford on which there are outstanding Health or Building Code violations, state the circumstances of same below. (Attach additional sheets, if necessary.)
ATTACHMENT “K”
REHABILITATION STANDARDS

STANDARDS FOR REHABILITATION:

The rehabilitation of this property should follow to the greatest extent possible, the Secretary of the Interior’s Standards for Rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

As stated in the definition, “rehabilitation” assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

1. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
2. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
3. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
7. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
8. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.