

**Requests For Proposals
Sale of 9 acres of Land
Squantum Street
Cranston, RI
SPLP No. 139**

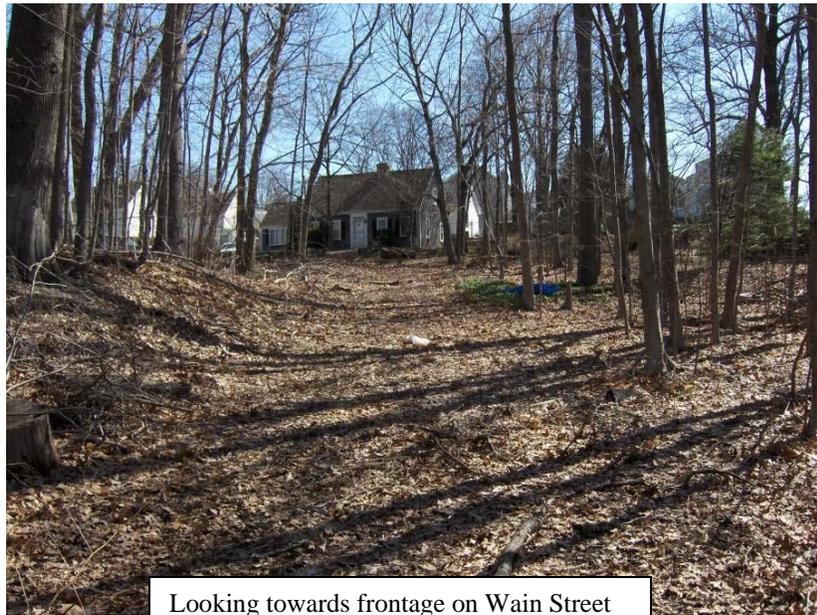


View of property from Wain Street

The State of Rhode Island, acting through the Department of Administration's Division of Purchasing, invites proposals for the sale of excess real property owned by the Department of Environmental Management. The property comprises approximately 9 acres of land and improvements at Squantum Street, Cranston, Rhode Island. A detailed property description and instructions to proposers are contained in the attached documents.



View of Meshanticut Brook running through property



Looking towards frontage on Wain Street



Looking north along sewer easement

Part 1 Property Description

Overview:

The State of Rhode Island, acting through the Department of Administration's Division of Purchasing, invites proposals for the sale of excess real property owned by the Department of Environmental Management (DEM). The property comprises approximately 9 acres of land at Squantum Street, Johnston, Rhode Island. The parcel is further described as Providence Tax Assessor's Plat No. 17-3, Lot No. 59.

The property was purchased by the State of Rhode Island, acting by and through its Metropolitan Park Commission in October of 1929.

The parcel consists of one irregularly shaped lot of approximately 9 acres. It is located on the northerly and southerly side of Squantum Street at the west end of the street. The site has approximately 250 LF of frontage on Highland Street with an average depth from this frontage of approximately 1175 LF. Additionally, Wedge Street, Squantum Street, and Valley Street all reach their westerly ends at this property.

The land abuts Meshanticut Brook to the west and vacant land to the south. To the east of the land is single family residential development. To the northeast is Meshanticut State Park. To the north is single family residential development.

Site Improvements: The parcel is presently vacant and contains no improvements.

Off-site Improvements: Off-site improvements include overhead lighting and storm drainage.

Utilities: The site is likely accessible to municipal water sanitary sewer, electricity, natural gas and telephone.

Flood Zone: The National Flood Insurance Rate Maps, Panel #44007C0313G indicates that the property is located in a zone designated "AE." Zones designated "AE" are susceptible to flooding and a base flood elevation of 54 feet has been established. According to Section 16 of the City of Cranston Zoning Ordinance, properties that fall within designated flood hazard zones are subject to additional building regulations including a provision whereby the lowest floor, including the basement, shall be made to be at or above the flood elevation as shown on the flood hazard maps.

Zoning/Land Use:

The subject property is located in A6, or single family residential, zone as designated by the City of Cranston. The intention of this zone is to allow for single family residential development. The intensity for development is based on the following dimensional regulations.

- Minimum Land Area 6,000 s.f.
- Minimum Lot Frontage/Width 60 ft.
- Minimum Front and Corner Side Yard 25 ft.

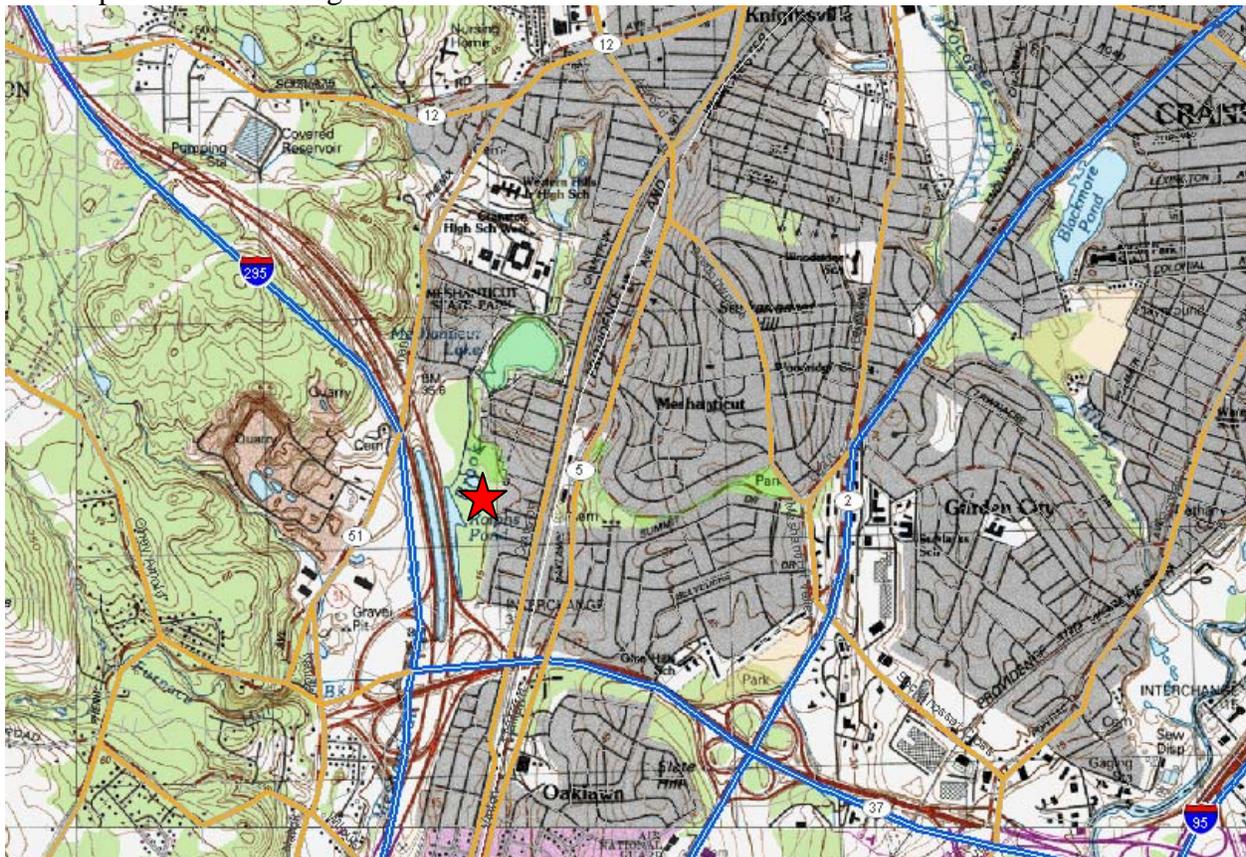
- Minimum Side Yard 8 ft.
- Minimum Rear Yard 20 ft.
- Maximum Story Height 35 ft.
- Maximum Lot Coverage 30%

Easements/Encroachments/Encumbrances/Restrictions:

The property will be sold subject to a sewer easement, owned by the City of Cranston, the bounds of which are shown in the attached map. The city maintains a cleared path above the sewer line running north/south through a portion of the property. The property is subject to no other known easements, encroachments, encumbrances, or restrictions, other than the flood zone restrictions associated with the AE zone.

Environmental:

This property is sold “as-is” by Quitclaim Deed. No claims or representations are being made as to the condition of the property relative to the environmental quality of the land and/or improvements thereon. Buyer may review any and all files related to environmental conditions on this parcel and abutting lands.



Surrounding Land Use/Neighborhood Description:

The subject property is located in a single family residential neighborhood with minimum lot size of 6,000 sq.ft. Immediately to the north of the subject is Meshanticut State Park which surrounds Meshanticut Lake, a small lake popular for fishing in the summer and ice skating in

winter. A road that encircles the lake is popular for walking and jogging. Other notable features in the immediate neighborhood include Cranston High School West

The subject district is easily accessed from all directions and is located just north of the Rt. 37/Rt 295 interchange.

Current Use: The property is currently unused and vacant.

Assessment and Taxes:

The subject property is assessed to the State of Rhode Island as follows for 2008/09:

Plat	Lot	Land	Building	Total	Taxes
17/3	59	\$187,900	\$ -0-	\$ 187,900	\$ -0-
Total		\$187,900	\$ -0-	\$187,900	\$ -0-

The 2008/2009 tax rate for residential vacant land in the City of Cranston was \$15.34 for every \$1,000 of assessed value. Although the property is currently exempt from taxes since it is owned by the State, if it were not exempt, taxes in the amount of \$2,882.40 would be due for the current year.

Part II
Conditions of Sale

1. The property will be sold “as-is” by Quitclaim Deed. The selected proposer will be responsible for the cost and preparation of a conveyance plan and metes and bounds description of the parcels. Deed and plan filing requirements of the City of Cranston will be at the selected proposer’s cost and expense.
2. **The minimum bid price required is \$67,500.**
3. The State will pay no broker’s fee, finder’s fee, commission, or other compensation to any party claiming to counsel or represent any proposer regarding the sale and development of the property.
4. No representations will or have been made by the State that the property meets local, State, or Federal ordinances, regulations or laws governing development of property commercially, industrially or otherwise. All permits, empowerments, permissions and grants necessary for the property’s sale and development are at the selected proposer’s cost and responsibility. Any variances, permissions or grants necessary to meet these requirements are likewise at the selected proposer’s risk, cost and expense.
5. All proposals are subject to the stipulations of this Request for Proposals.
6. Any public utilities or municipalities having facilities under, over, to, through the property as of the date of the conveyance to the selected proposer shall have the right and easement to continue to maintain, operate and renew their facilities within the property.
7. If applicable, the selected proposer will indemnify, save harmless and defend the RIDEM and the State of Rhode Island from any claim or claims arising from the discovery, uncovering, finding, transportation, storage and disposal of any oil, hazardous material, hazardous waste or hazardous substance, as those terms are defined by any applicable law, rule, or regulation, including but without limitation, the Rhode Island Hazardous Waste Management Act, Rhode Island General Laws Section 23-19.1-1 et seq., the Rhode Island Rules and Regulations for Hazardous Waste Management (2002), the Oil Pollution Control Act, Rhode Island General Laws Section 46-12.5.1-1 et seq., the Comprehensive Environmental Response, Compensation and Liability Act, as amended, 42 U.S.C. 9601 et seq., and the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., attributable to the selected proposer subsequent to the date the property is conveyed to the selected proposer arising under the Rhode Island General Laws, Sections 23-19.1-1 et seq., as amended or otherwise and Rhode Island General Laws, Section 46-12.5.1-1 et seq., as amended or otherwise.
8. All costs associated with responding to this Request for Proposals and/or producing written and oral clarification of its contents will be the responsibility of the proposers. The State will assume no responsibilities or liabilities for these costs.

9. The State makes no assertions or warranties regarding the presence, if any, or absence of asbestos, chemicals, hydrocarbons or other hazardous materials on the property.
10. No bids for portions or subparts of the property will be entertained. Proposals must offer to purchase the property in its entirety.
11. Due to a desired timeliness of sale, the Department shall give preferential consideration to proposals which do not include conditions of financing for the closing.

Part III Instructions to Proposers

All respondents are advised to review all parts of this Request for Proposals and to follow instructions carefully. Proposals, which are incomplete, obscure, conditional, irregular, or lacking in necessary detail, or containing additions not called for, will be rejected by the State.

Affidavits and Disclosures

- Proposers that are foreign corporations, meaning corporations not chartered in Rhode Island but licensed to do business in Rhode Island, are required to submit with their proposal an affidavit duly executed by their president, vice president, or general manager and stating that the corporation has, in accordance with the provisions of the Rhode Island General Laws, obtained a certificate authorizing it to do business in Rhode Island. These certificates or certified copies are obtained from the Rhode Island Secretary of State's Office.
- Corporations and partnerships are required to submit with their proposal a Certificate of Disclosure of Corporation or Partnership (Forms 1 and 2, attached to Part IV) listing the name and address of principal officers.

Withdrawal of Proposals

No proposal will be allowed to be withdrawn after it has been received by the Rhode Island Department of Administration.

Rejection or Acceptance of Proposals

The State reserves the right to unconditionally accept or reject any and all proposals. The State likewise reserves the right to impose under the Quitclaim Deed of Conveyance any special conditions or restrictions which the State may deem necessary.

Unacceptable Proposals

No proposals will be accepted from, nor will any proposal be awarded to any person, entity, firm, or corporation that is in arrears or is in default to the State of Rhode Island upon any debt, tax, or contract, or that is a defaulter in surety or otherwise upon any obligation to the State of Rhode Island, or that has failed to perform faithfully any previous contract with the State of Rhode Island. No consideration will be given to proposals that are inconsistent with the information required in the attached Proposal Form (Part IV) and/or this Request for Proposals.

Explanations Written and Oral

Additions or deletions to this Request for Proposals will be made known to all proposers via written addenda. The State will not be responsible for any oral instructions.

Signature of Bidder

Proposals must be completed and signed in ink by the proposer or their representative. Corporations, partnerships, or other business entities responding to this Request of Proposals must include a certificate of authority attesting that the individual signing on their behalf was duly empowered to do so.

Proposal Surety

Proposals must be accompanied by surety in the amount of five percent (5%) of the total gross sum bid by the proposer.

Surety may be in the form of:

1. A certified or cashier's check made payable to the "General Treasurer: State of Rhode Island."
2. A bid bond payable to "General Treasurer: State of Rhode Island." Bid Bonds must be underwritten by surety companies authorized and licensed to do business in the State of Rhode Island.

The State reserves the right to retain the sureties of all proposers until the successful proposer has received notice of bid acceptance at which point sureties will be returned to all proposers. All surety companies must be listed with the Department of the Treasury, Fiscal Services, Circular 570, (latest revision published by the Federal Register). RIDEM reserves the right to reject any or all bids and to retain the successful proposer's surety should circumstances not created by the State arise after final bid acceptance affecting completion of the property's sale, or execution of a deed of conveyance or closing thereon. The surety of the selected proposer will be returned and released by the State upon the closing on the property with the selected proposer.

Other Proposal Conditions/Requirements

- Proposals, including monetary offering to the State, will be considered to be firm and fixed. The State expects to receive fair market value for the sale of the property.
- Proposals misdirected to other locations or which otherwise are not received by the State's Division of Purchases by the established due date, for any cause, will be determined to be late and will not be considered. The official time clock for the purpose of registering the arrival of a document is the reception area of the Department of Administration (DOA), Division of Purchases, One Capitol Hill, Providence, Rhode Island.
- In accordance with the Rhode Island General Laws, 1956, as amended, Section 7-1.1-99, no foreign corporation has the right to transact business in the State until it has procured a Certificate of Authority to do so from the Office of the Secretary of State (Tel: 401-222-2357). If applicable, a copy of the proposer's Certificate of Authority **MUST** be included

with their proposal.

- Individual proposals must be bound or contained in a single volume. Proposals must be organized in the exact order in which the Request for Proposal's requirements are presented with page numbers in consecutive order. Respondent must include a Table of Contents that cross-reference each Request for Proposals requirements to specific pages in the proposal.
- Disadvantaged Business Enterprise (DBE) participation in proposal preparation and proposal implementation is encouraged.
- The State is soliciting competitive proposals pursuant to determining that such a process best serves the interest of the State and the general public and not because of any legal requirement to do so. The proposer acknowledges that it is the State's right to accept any proposal, or number of proposals, even if from different proposers; or to unconditionally reject any and all proposals; or to amend with the consent of the proposer any proposal prior to acceptance; or to waive any formality and otherwise effect the State's intent under this Request for Proposals all as the State in its sole judgment may deem to be in its best interest. The State reserves the right to interview any and all proposers to fully understand their proposal as well as their individual or corporate experience.
- The State will not be responsible in any manner for any costs associated with proposal submission. The individual proposals, including all drawings, plans, photos, and narrative material shall become the property of the State upon receipt. The State shall have the right to copy, reproduce, publicize, or otherwise dispose of each proposal in any manner that it selects. Furthermore, the State shall be free to use or to adopt as its own, without liability or payment or compensation, any idea, scheme, technique, layout, or plan received as part of this Request for Proposal.

SCHEDULE

Pre-Bid Inspection

A pre-bid property inspection will be held on site on MAY 28TH, 2009 at 10 AM. Prospective proposers or their representatives must attend this pre-bid property inspection. Oral questions concerning this Request for Proposals will not be considered at this site inspection.

Questions and Information

All questions and requests for additional information concerning this Request for Proposals should be made in writing no later than JUNE 4TH, 2009 and directed to:

Ms. Lisa Primiano, Acting Deputy Chief
RI Department of Environmental Management
Division of Planning and Development
235 Promenade Street
Providence, RI 02908

Phone Number: 401-222-2776, ext. 4307
Fax Number: 401-222-2069

Questions will be responded to by JUNE 11TH, 2009. **Please be advised that all questions and answers shall be shared with all potential bidders not just the bidder making the inquiry.**

Bid Opening

All bids must be received no later than 10:00 AM, on JUNE 19th, 2009 at:

**Department of Administration
Division of Purchasing – Second Floor
One Capitol Hill
Providence, RI 02908**

PLEASE NOTE: BIDS WILL NOT BE ACCEPTED AT THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

Proposals will be opened and read at the bid opening.

Part IV
Proposal Form

Rhode Island Department of Administration
Requests For Proposals
Sale of 9 acres of Land
Squantum Street
Cranston, RI
SPLP No. 139

Proposers must comply with and respond to the following questions. Five (5) copies of this Part IV Proposal Form, signed and completed in ink by the proposer, must be submitted to:

Department of Administration
Division of Purchasing
Second Floor
One Capitol Hill
Providence, RI 02908

Envelopes transmitting proposals must be entitled on the outside: "SPLP No. 139 Requests For Proposals, Sale of 9 acres of Land, Squantum Street, Cranston".

The deadline for receipt of proposals is 10:00 AM, on JUNE 19th, 2009 at which time they will be publicly opened and read.

1. General Information

Name of Proposer:
Address of Proposer:
Description of Proposer: (Corporation, Partnership, Association, etc.)
E-Mail Address:
Telephone Number:
Name and Address of any other person/parties collaborating in the submission of this proposal:

2. Letter of Transmittal

A Letter of Transmittal must accompany each proposal signed in ink by the proposer or a duly authorized representative.

3. Supplemental Information

Proposers are encouraged to submit any other information deemed useful to aid the State in evaluating a proposal.

4. Proposal Presentation

As part of the proposal review process, RIDEM may request all or selected proposers to formally present and explain their proposal to the RIDEM Review Committee. RIDEM will formally notify each proposer so selected of the proposed date and time. All presentations will take place at the RIDEM, 235 Promenade Street, Providence, RI and will be limited to ONE HOUR in length. Selected proposers must be prepared to answer any questions relative to their proposal.

5. Compensation Offered

Please make your bid for the property on the line below. Bids must be for the *entire property as described*. No bids for portions or subparts of the property will be accepted.

The proposer hereby offers for the entire property as described the sum of (indicate the dollar amount of the bid in words and numerals):

_____ Dollars (\$_____00)

6. Proposal Evaluation, Selection and Award Schedule

Proposals will be evaluated and scored by the RIDEM Review Committee. The Committee is recommendatory to the RIDEM Director who will recommend proposal award to the State Properties Committee. No proposal award will be in force or binding without the prior approval of the State Properties Committee. Following the opening of proposals on 10:00 AM, on JUNE 19th, 2009, the State will require an approximately thirty (30) day review period. During this review period, proposer interviews (see above) may be scheduled. The State anticipates a proposal award within 30 days of the receipt of bids and a closing on the property approximately sixty (60) days thereafter. The State reserves the right to modify this schedule as it may suit the State’s interests.

Evaluation Criteria	Points
Monetary Amount:	0 - 100 points
Maximum Score:	100 points

Signature Sheet

This Signature Sheet must be completely filled out, signed, and returned with your proposal. Complete Section “a” or “b” below.

Submitted and all terms and conditions of this Request For Proposals entitled “: “SPLP No. 139 Requests For Proposals, Sale of 9 acres of Land, Squantum Street, Cranston” and all attachments thereto, are hereby acknowledged and agreed to:

If the proposer is a partnership or corporation as least two (2) officers must sign as follows:

Partnership/Corporation Name and Address (print or type)

Signed By: _____ Its: _____

Signed By: _____ Its: _____

Date: _____

The above signed agreed that they are the _____ and _____ of the partnership/corporation named above and that they signed this proposal for and on behalf of the above named partnership/corporation and that they are authorized to so sign for and on behalf of said partnership/corporation.

2. If the proposer is an individual or entity other than a partnership/corporation, the proposal must be signed as follows:

(Print of Type)

Name: _____ Signature: _____

Address: _____ Date: _____

Title: _____



Department of Administration

STATE PROPERTIES COMMITTEE
One Capitol Hill
Providence, RI 02908

CERTIFICATE OF DISCLOSURE OF PARTNERSHIP

1. Name of partnership (if any)

2. Type or character of business

3. Location of Principal Place of Business

4. Name of individuals having legal title to the property under lease to the State of Rhode Island:
(complete only when subject partnership is landlord)

Four horizontal lines for listing names of individuals.

5. Property under lease to / from the State of Rhode Island covered by this certificate:

Location:

State Offices Occupying Property (if any):

6. Name and place of residence of each partner, general and limited partners being respectively designated:

Table with 3 columns: NAME, RESIDENCE ADDRESS, TYPE OF ADDRESS. Includes five rows of horizontal lines for data entry.

I hereby under oath make affidavit in my capacity as a partner and state that this certificate of disclosure is complete, true, and correct.

Signature of Partner Filing Certificate

Date

STATE OF RHODE ISLAND
COUNTY OF

Subscribed and sworn to before me at this day of 20.

Notary Public



Department of Administration

STATE PROPERTIES COMMITTEE

One Capitol Hill

Providence, RI 02908

CERTIFICATE OF DISCLOSURE OF CORPORATION

I, _____, Secretary of _____, under oath make affidavit
(state full name of corporation)
and say that the following, the officers and directors of said _____ corporation,
(identify as business, non-business, professional)
having been duly elected and/or appointed to:

President _____

Vice President _____

Treasurer _____

Secretary _____

State of Incorporation _____

Principle Place of Business _____

DIRECTORS

Table with 2 columns: Name, Address. Multiple rows for listing directors.

STOCKHOLDERS

Table with 2 columns: Name, Address. Multiple rows for listing stockholders.

Property under lease to/from the State of Rhode Island covered by this certificate:
Location: _____

State Offices Occupying Property (if any): _____

In witness whereof I have hereunto set my hand and the seal of the said _____,
(hereunto duly authorized) this _____ day of _____ 20__.

By _____, its Secretary.

STATE OF RHODE ISLAND

COUNTY OF _____

Subscribed and sworn to before me at _____ this _____ day of _____ 20__.

_____ Notary Public

Cranston Plat 17 Lot 59



Map of Sewer Line and Easement