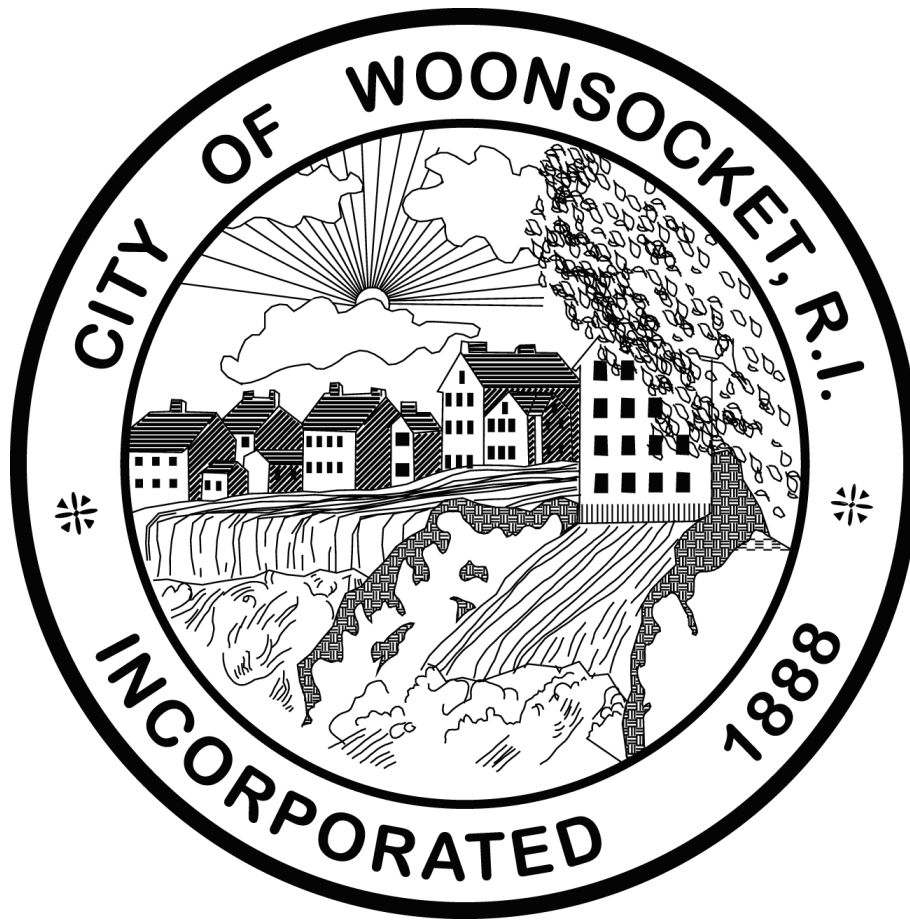


# City of Woonsocket



RFP in No. 6156

## **Requests for Proposal 80 River Street Developer**

Contract Specifications

*Prepared By: City of Woonsocket  
Department of Planning & Development*

*October 2023*

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# REQUESTS FOR PROPOSAL

## CITY OF WOONSOCKET, RHODE ISLAND

Requests for Proposal must be delivered to the Purchasing Agent, City of Woonsocket, Woonsocket City Hall, 169 Main Street, Woonsocket, Rhode Island 02895, no later than Thursday, November 30, 2023 at 11:00 A.M. eastern standard time for the following:

**Requests for proposal  
RFP No. 6156  
80 River Street Developer**

The City of Woonsocket, RI is accepting requests for proposal from developers for lease or purchase and developing a 0.39-acre City-owned parcel at N/F 80 River Street also known as Map D3 Lot 14-10 (containing 5,467 square feet) and Map D3 Lot 14-11 (containing (11,481 square feet).

All requests for proposals shall be submitted in the order stipulated in the RFP on the designated forms marked and sealed in an envelope. All requests for proposal shall be received by Purchasing Agent, City of Woonsocket, Woonsocket City Hall, 169 Main Street, Woonsocket, RI **no later than the date and time specified.** Responses received after this date **will not** be considered.

**Three (3) complete hard copies, each in a 3-ring binder, plus one (1) additional electronic copy on a USB flash drive of the RFP must be submitted.**

A mandatory pre-bid video conference will be held on Thursday, November 16, 2023, at 1:00 p.m. eastern standard time. The pre-bid video conference is scheduled for 90 minutes and will be held via Microsoft Teams. Details for this meeting are published on page 8 of this RFP.

**Questions may be emailed to [ken.allaire@woonsocketri.org](mailto:ken.allaire@woonsocketri.org).** To receive consideration, such questions shall be submitted in writing. **Deadline for questions is Friday, November 10, 2023, by noon pm (EST).**

The City of Woonsocket reserves the right to waive any defect or any irregularity in any RFP and reserves the right to reject any or all requests for proposal or any part thereof.

All contractors submitting a proposal are subject to and must comply with the equal opportunity and nondiscriminatory provisions set forth for all City, State and Federal affirmative action and equal employment opportunity practices.

October 20, 2023

*Cindy Johnston*

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Cindy Johnston  
Finance Director

**RFP No. 6156**  
**Requests for Proposal**  
**80 River Street Developer**

<b>PROJECT DESCRIPTION</b>
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**Overview**

The City of Woonsocket ("The City") is seeking qualified developers ("The Developer") for redeveloping N/F 80 River Street, Woonsocket Rhode Island, also known as Map D3 Lot 14-10 (containing 5,467 square feet) and Map D3 Lot 14-11 (containing 11,481 square feet), ("The Property"). The Property has scenic and panoramic views of the Blackstone River in both the northern and southern directions, and within the City's thriving Downtown.

The selected Developer will first enter into a Developer Agreement and/or Memorandum of Understanding (MOU) with the City. City staff will work with the Developer to plan the project, complete its due diligence, and develop a final design. The parties will enter into an agreement to purchase the City's site(s) and construct a project which could comprise residential, commercial, retail office and public space. The Developer shall include access for a proposed public boat dock.

The City's Opportunity Zones offer tax incentives to spur development within the three (3) designated zones in Woonsocket. This site can become the key connection between the City's Urban Commercial Center and the future riverfront development that is slated to be complete in the coming years.

Woonsocket's classic New England Downtown is the heart of the City where visitors and residents enjoy local restaurants, live entertainment, and multiple historic sites and museums. It has a vibrant mix of uses including, but not limited to retail, restaurants, services, professional offices, and residences.

Woonsocket's employers bring in more than 15,000 workers daily from a regional employment base of almost 300,000 residents living in a 30-mile radius from Downtown Woonsocket.

**Objective**

The City is seeking a public-private partnership to construct an iconic development which will bring people and businesses Downtown, provide places for people to live and work and become a regional attraction. The City is looking for creative ideas including, but not limited to:

- Developing mixed uses including housing, offices, shopping, and entertainment.
- A project which will provide the public with a place where it can gather, access, and enjoy the Blackstone River. Access to the River shall be considered.
- A building(s) which will fit in to the context of the City's vibrant and historic Downtown in both scale and design.

**The Site**

The Property is N/F 80 River Street, owned by the City. The site sits in the heart of Woonsocket's classic New England Downtown with over 20 restaurants, 25 retailers and service providers and a mix of apartments and offices.

The Property is just over a half an acre, overlooks the Blackstone River, and is adjacent to Phyllis Thomas Park which overlooks the Woonsocket Falls Dam. The Property is currently vacant. In 2018, the City demolished the restaurant which stood there since the 1960s to assist with waterfront redevelopment. The Property has been graded, loam and seeded to

prevent erosion and improve appearance. Environmental studies have been completed and are available upon request.

### **Infrastructure & Parking**

The Property has complete utilities, being served by Rhode Island electric and gas, and municipal water and sewer. These services should be adequate to support the proposed development, but the selected Developer will be expected to conduct their own due diligence.

### **Development Guidelines**

The City is looking for this Property to be developed within the parameters of the City's C-1 Urban Commercial zoning district, which is within the Downtown Overlay District. This zoning district is a broad, Downtown business district zone which allows, by-right, most typical Downtown uses. The City seeks a development firm which has the talent, creative skill, and financial capability to finance, design and successfully construct a project which will maximize the use on the site, fit into the City's iconic Downtown and attract people and businesses.

## **SELECTED DEVELOPER'S RESPONSIBILITIES**

This section describes in general the anticipated responsibilities of the selected Developer in the redevelopment of the Property. Following the selection of the Developer, these responsibilities will be more specifically defined and detailed in a Development Agreement to be negotiated between the City and the selected Developer.

The selected Developer will (at a minimum):

Negotiate with the City and present a Developer Agreement and/or MOU within forty-five (45) days of selection. The Developer Agreement will define a process that will subsequently lead, subject to terms, conditions, and approvals, to executing a purchase and sale agreement for the City's property. Extensions may be granted upon mutually agreed upon terms.

Solicit public input from the community regarding ideas and concerns for the development.

Submit a plan for the project in coordination with the City's departments which have cognizance and review authority over development, building, and construction.

Initiate a marketing effort to seek project tenants.

Secure financing sources for the entire project.

Respondents (and related entities) are expected to be current with any taxes, fees, or other funds owed to the City of Woonsocket, RI.

The evaluation of submittals in response to this RFP does not constitute any form of commitment from the City of Woonsocket, RI. It is anticipated that each submittal will be evaluated based on the information submitted plus any other independent information developed by the City. The City of Woonsocket reserves the right to request clarification or additional information from a respondent if necessary.

## **REQUEST FOR PROPOSAL REQUIREMENTS & SCHEDULE**

### **Proposal Requirements**

The City intends to select a Developer based on review and evaluation of the information submitted in response to this

RFP and interviews with both the respondent and references the respondent submits. The City seeks a development concept and information concerning the respondent firms' accomplishments, capabilities, and experience. Respondents should place the required information in a three-ring binder and label and tab each one of the sections for easy and consistent reference.

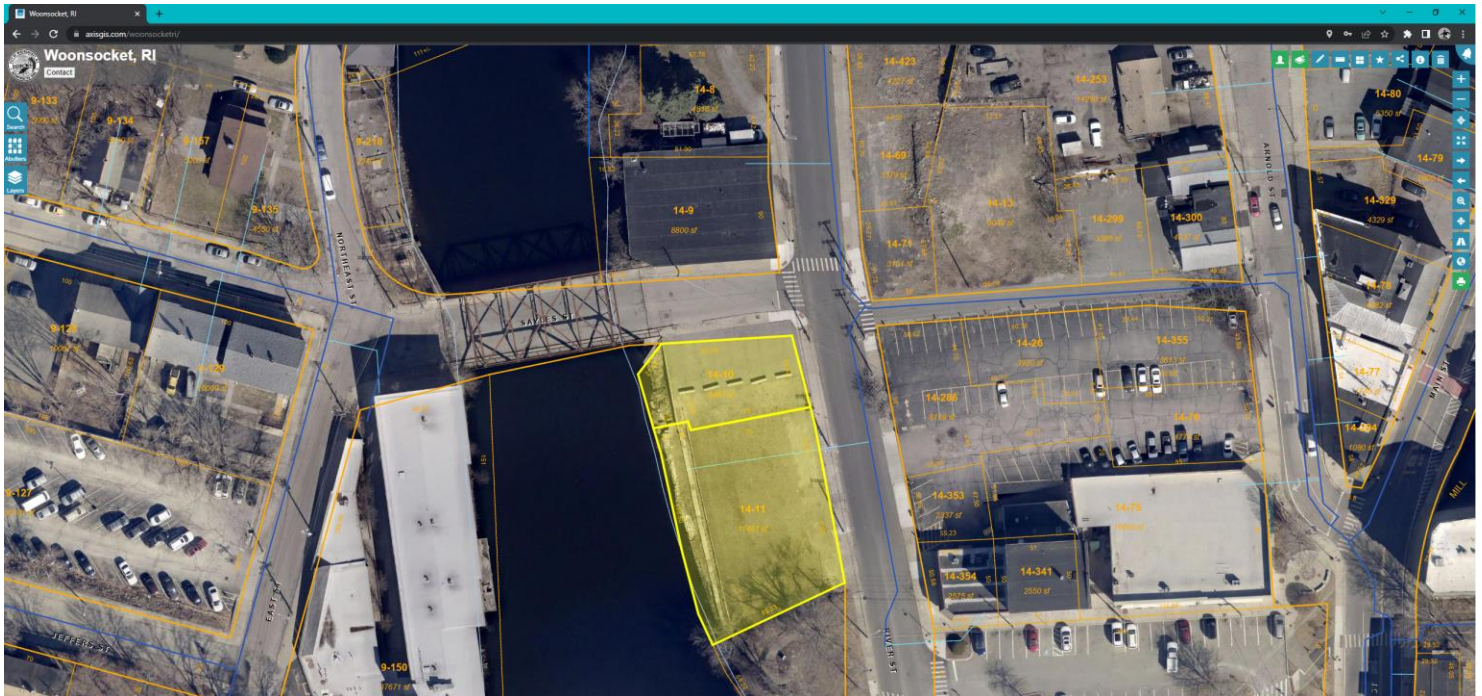
Each request for proposal should be organized in the following order:

- 1. Title page.** The title page should show the Respondent's name, RFP number, RFP title, and RFP due date.
- 2. Letter of introduction.** The respondent must send a one-page letter which includes the name, address, and statement of whether the respondent is an individual, partnership, corporation, joint venture, special-purpose entity, or other entity. The letter must indicate the name of the person(s) authorized to make representations and sign for the respondent and his or her, email address, physical address, mobile and/or landline number, as applicable. The person duly authorized to present the proposal should sign the letter of introduction.
- 3. Project approach.** Briefly describe, in general, the respondent's approach to the design, finance, construction, and management of projects similar to Woonsocket's. Include a discussion of the respondent expectations regarding public financial assistance and of how the respondent will interact with the City throughout the development process.
- 4. Relevant project experience.** Provide previous project details that include scope, building use(s), cost, financing, including any public investment and geographic location for each project completed. Identify finance and development partners for each one. Also, describe the role the respondent performed in the development partnership. Emphasis should be placed on experience and involvement in relevant redevelopment projects.
- 5. History of Respondent and key team members.** Identify the legal entity that will serve as the principal in the proposed redevelopment and provide a brief history of that entity and the parent company, if applicable. Provide resumes of the key individuals who will be responsible for managing the project. Describe the level of commitment for each member of the development team. Also, describe any litigation in which the Respondent or a major team member was/is a defendant (past 5 years or pending) or any bankruptcy filing by them or any entity they controlled (minimum 10 years). Please provide a copy of a Letter of Good Standing from the Rhode Island Secretary of State for the entity.
- 6. Financing capability.** Provide credible current information regarding the respondent's capacity to secure private capital and financing sufficient to complete the proposed project on a timely basis.
- 7. Project marketing and management expertise.** Provide examples of the respondent's marketing plans for completed projects and on-going management of projects of similar character, size, and complexity to the Woonsocket project.
- 8. References.** Provide financial and development references (name, title, entity, telephone numbers, and contractual relationship to respondent) who can be contacted at this time with respect to current and past project development experience. These should include at least two (2) banking references and 2 – 4 senior public officials who were intimately involved with completed projects. Before final selection additional financial information may be required.
- 9. Concept plan.** Prepare a detailed concept plan and a discussion of the planned use of the property.
- 10. Price.** The request for proposal should state the terms proposed to purchase the parcels and any cost estimates associated with the development.
- 11. Contingencies.** State the contingencies of the offer including any financing and due diligence contingencies.
- 12. Project Schedule.** Provide a schedule from the time of entering into the initial agreement with the City to the projected completion date.
- 13. Three (3) complete hard copies, each in a 3-ring binder, plus one (1) additional electronic copy on a USB flash drive of the RFP must be submitted.**



## ADDITIONAL SITE DETAILS

### City Lots:



1. N/F 80 River Street also known as Assessor's Parcel 14I-011-014 (containing 11, 481 square feet)
2. 0 River Street also known as Assessor's Parcel 14I-010-015 (containing 5, 467 square feet).

<https://www.axisgis.com/woonsocketri/>

### Zoning:

- C-1 Urban Commercial District – allows retail, restaurant, residential, office co-ops, and entertainment.
- Downtown Overlay District – allows additional development options to encourage growth and concentration of art, cultural, and entertainment attractions.

**Amenities:** The Property is walkable to restaurants, shops, apartments, entertainment venues, public transportation, Woonsocket Education Center, public parking, and is adjacent to the Blackstone River.

**Current Use:** The previous structure on the property was demolished. The site has been graded, loamed, and seeded to prevent erosion and maintain appearance.

**Environmental Reports:** The City has completed environmental reports and will share these reports with respondents. Staff have local and regional economic and development Census data on hand which is available on demand.

**Incentives:** The City has incentives to assist the Developer and City achieve a proper return on their investments. The Property is located in an Opportunity Zone, which offers tax incentives for development in Low-Income Census tracts.

## PROCESS

<b>RFP timeline</b>	<b>Action</b>	<b>Date</b>
	RFP issued	October 20, 2023
	Questions Submittal Deadline	November 10, 2023
	Mandatory Pre-Bid Conference	November 16, 2023
	RFP submission deadline	November 30, 2023
	Proposal evaluations	December 7, 2023
	Meetings and/or Demonstrations with Finalists	Week of December 11th
	Best and Final Offers due	December 22, 2023
	Selection announcement	January 15, 2024
<b>Evaluation process</b>	Submissions will be sealed until after the response deadline. At that time, proposals will be reviewed by relevant stakeholders and scored individually. The sections will be weighted as follows: <ul style="list-style-type: none"> <li>• <b><i>Project Approach</i></b> <b>30%</b></li> <li>• <b><i>Project Proof of Concept</i></b> <b>25%</b></li> <li>• <b><i>Relevant Project Experience</i></b> <b>15%</b></li> <li>• <b><i>Financial Capability</i></b> <b>15%</b></li> <li>• <b><i>Project Timeline</i></b> <b>10%</b></li> <li>• <b><i>Project Cost</i></b> <b>5%</b></li> </ul>	

The chosen Developer is expected to present preliminary plans and drawings at multiple public forums and meetings either in person or via video conference before submitting the appropriate permit applications. The City expects the Developer to consider the public's ideas and input when designing the final project. The City's land use processes are swift, certain, and goal oriented. The Planning and Zoning Boards meet once monthly. Staff will work with the chosen Developer upfront to ensure the project receives swift approval from all boards and receives a timely vote from the City Council.

### **Pre-Bid Video Conference Details**

Date: Thursday, November 16, 2023      Time: 1:00 PM est

Duration: 90-Minutes

Via: Microsoft Teams

#### **A) Join on your computer, mobile app or room device**

<https://teams.microsoft.com/l/meetup-join>

Meeting ID: 225 275 960 656

Passcode: ESytNN

#### **B) Join on your computer**

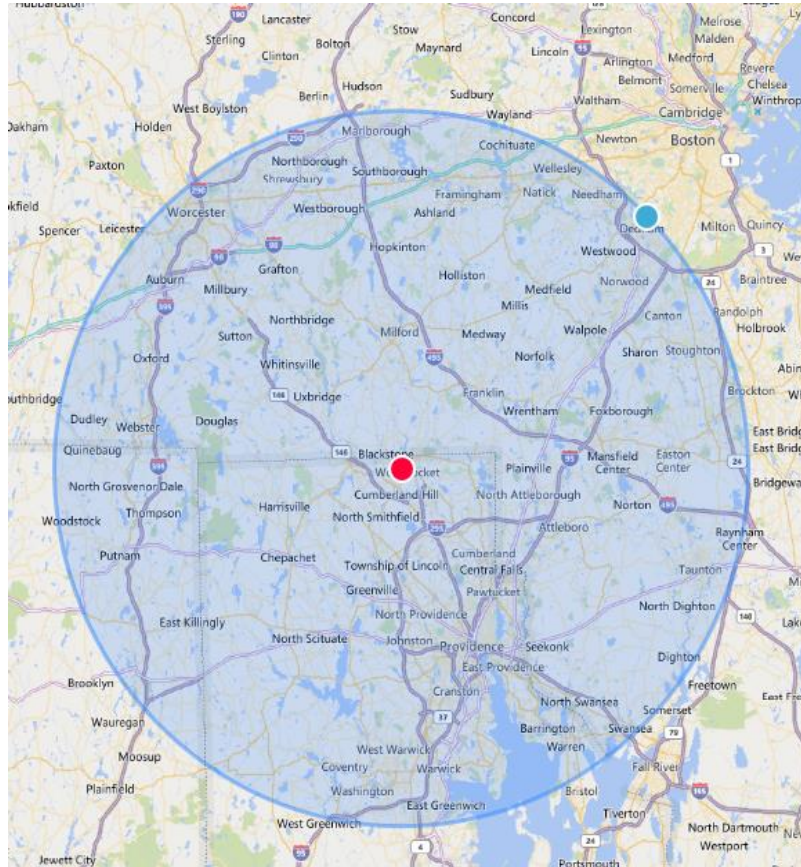
<https://www.microsoft.com/en-us/microsoft-teams/download-app>

#### **C) Join on the web**

<https://www.microsoft.com/microsoft-teams/join-a-meeting>



## CITY OF WOONSOCKET PROFILE



**30-Mile Commute: 332, 337 Jobs**

### Major Employers

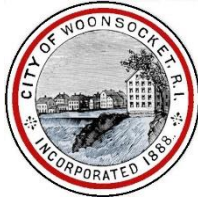
CVS Health:	300, 000+ employees
Citizens Financial Group:	18, 000+ employees
Landmark Medical Center:	1, 200+ employees
Hanna Instruments:	1, 200+ employees
Community Care Alliance:	500+ employees
Thundermist Health Center:	300+ employees

### Providence-Warwick, RI-MA Metropolitan Statistical Area

Total Population:	1.62M
Average Household Income:	\$70, 676
Labor Force:	818, 887
Average Commute Time:	26.4 minute

Please see the MSA's Profile link provided: <https://datausa.io/profile/geo/providence-warwick-ri-ma>

# GENERAL CONTRACT PROVISIONS



## 1.0 RECEIPT AND OPENING OF PROPOSALS:

1.1 The City of Woonsocket, acting through its Purchasing Agent (referred to as the “City”), is responsible for the format, final content and publication of all Requests for Proposal or Invitations to Bid (herein collectively referred to as “Proposal” or “Proposals”) to be approved by the City of Woonsocket’s Finance Department.

1.2 Sealed Proposals must be received, and date stamped by a representative of Woonsocket City Hall, Office of Purchasing, 169 Main St., Woonsocket, Rhode Island 02895, up until the deadline as indicated in the published solicitation or addendum.

1.3 Published solicitations do not commit the City to pay any costs incurred by any bidder in conducting or making the necessary studies or designs for the preparation thereof, or for procuring or contracting for the items to be furnished in any submitted Proposal.

1.4 Proposals received after the time and date indicated in the published solicitation or addendum will not be considered nor opened and may be returned to the bidder as such.

1.5 At the time of the opening of Proposals, each bidder will be presumed to have read and to be thoroughly familiar with all items contained in the published solicitation, including all addenda. The failure or omission of any bidder to have examined any form, instrument or document will in no way relieve a bidder from any obligation in their Proposal once the Proposal has been publicly opened.

## 2.0 FORM OF PROPOSALS:

2.1 Each Proposal shall be in accordance with specifications and instructions contained herein.

2.2 Proposals must be printed in black or blue ink or typewritten. **Proposals written in pencil or red ink are not allowed.**

2.3 Blank spaces must be filled in as required or an “N/A” must be placed in that space if the item is not applicable to the Proposal being submitted. No changes are permitted in any of the documentation unless the change is accompanied by an approved addendum.

2.4 Additionally, the Proposal must contain the bidder’s company name and proper address. It must be signed by an individual that is duly authorized to sign in the name, and on behalf, of the respective bidder for the purposes and consideration expressed in their Proposal accompanied by their official title.

2.5 Proposals which are not complete, contain any omissions, erasures, alterations, additions or irregularities of any kind, are subject to being rejected.

2.6 At any time prior to the Proposals being publicly opened, the bidder may modify his/her Proposal by written communication. If a correction needs to be made to any item in the submitted Proposal, those changes must be made with a single strike out (*Example: ~~Change~~*), with blue or black ink, must be initialed and dated in close proximity of the correction and remain clearly legible.

2.7 Bidders are responsible for submitting bids, submitting modifications or sending withdrawal requests, so as to reach the Office of Purchasing prior to the time specified in the solicitation or addendum.

2.8 Only modification, to an already submitted bid may be authorized to use an alternate form of transmission (i.e. electronic mail or facsimile) with the prior consent and at the discretion of the purchasing agent.

2.9 If the intent of the bidder's written communication is not clearly identifiable, the interpretation most advantageous to the City will prevail.

### **3.0 SUBMITTING A PROPOSAL:**

3.1 The City of Woonsocket shall receive each proposal/bid either by mail, or in person no later than the time indicated, at Woonsocket City Hall, Office of Purchasing, Attn: Purchasing Agent, 169 Main St., Woonsocket, Rhode Island 02895. **FAXED or E-MAILED Proposals are not accepted.**

3.2 Each Proposal must be submitted in duplicate, unless otherwise noted, and each sealed envelope plainly marked on the exterior with the bid number and bid name.

3.3 The purchasing agent will decide what the deadline will be to receive all Proposals. Late proposals/bids will not be considered.

3.4 It is the bidder's responsibility to verify that the Proposal has been timely received and delivered to the purchasing department prior to the opening date and time. The City is not responsible for late receipt of a Proposal, regardless of the reason for the delay. Proof of transmission or of mailing doesn't constitute proof of receipt.

3.5 At any time prior to the Proposals being publicly opened, the bidder may withdraw his/her Proposal by written communication. Telephonic, Emailed or Faxed withdrawals are not accepted.

3.6 No Proposal may be withdrawn for a period of sixty (60) calendar days after the Proposals have been publicly opened. The City reserves the right to waive this requirement to best serve the interests of the City.

3.7 Negligence on the part of the bidder in preparing the Proposal confers no rights for the withdrawal of their Proposal after it has been opened.

3.8 Proposals received prior to the scheduled opening deadline will be secured and will remain unopened.

3.9 No responsibility will attach to an officer or person of the City for the premature opening of a Proposal which has not been properly marked or identified. Any Proposal opened prematurely due to the failure of the Bidder to mark the envelope in accordance with Section 3.0 will be considered non-responsive and returned to the bidder.

3.10 The City may consider any Proposal not prepared and submitted in accordance with the provisions of the solicitation as non-responsive.

3.11 The City reserves the right to waive any informalities that are merely a matter of form and not of substance. It also pertains to some immaterial defect in a bid or variation of a bid from the exact requirements of the invitation that can be corrected or waived without being prejudicial to other bidders.

3.11.1 The defect or variation is immaterial when the effect on price, quantity, quality, or delivery is negligible when contrasted with the total cost or scope of the supplies or services being acquired.

3.12 The City reserves the right to reject any and all Proposals that best serve the City's interest.

#### **4.0 ADDENDA AND INTERPRETATION:**

- 4.1 No interpretation of the meaning of the specifications or other documents will be made to any bidder orally. Every request for such interpretation must be made in writing and addressed to the purchasing agent, City of Woonsocket, 169 Main Street, Woonsocket, Rhode Island 02895.
- 4.2 To be given consideration, all inquiries must be received by the date and time as noted in the solicitation. If no date is provided in the solicitation, the City will gather any inquiries received and will collectively respond to and publish those responses no later than seven (7) calendar days prior to the date of the bid opening.
- 4.3 Any and all such inquiries, corrections, interpretations, and any supplemental instructions will be in the form of written addenda. All addenda will be posted, at a minimum, on the City's website, in the "Bid Opportunities" section, beneath the specific corresponding solicitation. All addenda become part of the specification document from their effective dates.
- 4.4 It is the bidder's responsibility to check for and download any and all posted addenda up to the bid opening date and time.
- 4.5 Each bidder must ascertain, prior to submitting their Proposal that they have received all addenda issued and must acknowledge the receipt in their submitted Proposal.
- 4.6 No addenda will be posted later than four(4) calendar days prior to bid opening date except for an addendum, if necessary, postponing the opening date or the withdrawal of the solicitation.
- 4.7 Any written or oral instructions concerning a solicitation, unless supported by an addendum, regardless of the source of that information, is non-binding, should not be relied upon and is not considered part of the specification documents.
- 4.8 In the event there is a discrepancy between verbal communication and written communication, the written communication will govern.

#### **5.0 "OR APPROVED EQUAL":**

- 5.1 When the name of a manufacturer, a brand name or manufacturer's catalogue number is issued as specification standard in describing an item followed by "Or Approved Equal", this description is used to indicate quality, performance and other essential characteristics of the item required.
- 5.2 If proposing on other than the make, model, brand, or sample specified, but equal thereto, bidder must so state by giving the manufacturer's name, catalogue number and any other information necessary to prove that the intended substitution of a commodity is equal in all essential respects to the standard provided.
- 5.3 Bidders must prove to the satisfaction of the City Department Director, or by person or persons designated by him, that the bidders' designated substitute is equal to the standard; otherwise, his Proposal will be rejected.
- 5.4 The City reserves the right to determine if equipment or materials, which comply substantially in quality and performance with the specifications, are acceptable to the City and if any variance listed by the bidder in his/her Proposal is material or immaterial.
- 5.5 It is the intent of the City, if accepting any substitutes, to accept them in the order in which they are listed in the Proposals. The City has the right to accept substitutes in any order or combination and to determine the lowest bidder on the basis of the sum of the base Proposal and the substitutes accepted.

## **6.0 PROPOSED PRICE(S):**

- 6.1 Bidders must state the proposed price(s) in the manner as designated in the Solicitation.
- 6.2 The final proposed, extended, total price should be stated both numerically and in written words.
- 6.3 In the event that there is a discrepancy between the unit price and the extended total, the City will choose between the unit price or the extended total whichever is lowest.
- 6.4 In the event there is a discrepancy between the price written in words, and the price written numerically, the City will choose between the price written in words or the price written numerically, whichever is lowest.

## **7.0 CONSIDERATIONS FOR REJECTING PROPOSALS:**

- 7.1 If an area remains unserved due to lack of or rejection of Proposals, the City may, within its discretion, select and negotiate with a bidder already providing service to an area or with an entity qualified to provide service in all or part of the unserved area.
- 7.2 Unless otherwise specified, the City reserves the right to accept or reject Proposals in whole or in part, and to waive any informalities or irregularities not affecting substantial rights as may be in the best interest of the City.
- 7.3 The City reserves the right to reject the Proposal of any Bidder who has previously failed to perform properly or complete on time Contracts of a similar nature, who is not able to perform the Contract, has habitually, without just cause, neglected the payment of bills, or disregarded its obligations to sub-Contractors, materials, or employees.
- 7.4 The City reserves the right to reject any or all Proposals not accompanied by a requirement set forth in the Solicitation Documentation or if the Proposal, in any way, is incomplete or irregular and subject to Section 3.10 through 3.12.
- 7.5 in accordance with R.I. Gen. Laws § 45-55-7 they City may reject a Proposal based on any of the following conditions:
  - A. Bid prices are in excess of available funding.
  - B. When multiple bids are received, all but the lowest 3 bidders can be rejected.
  - C. In the event when only one (1) bid is received, that bid can be rejected. A noncompetitive negotiation can commence with that bidder in accordance with § 45-55-8.

## **8.0 DELIVERY:**

- 8.1 All Proposal prices must be based on Incoterms DDP (**Delivered Duty Paid**) **Woonsocket, RI**. The bidder will assume all costs, risks, and obligations, including import duties, taxes, clearance fees etc., if applicable, up to the destination point. At the destination point the loading or unloading the shipment will be set forth in the Contract, otherwise it will be at the discretion of the Department Director.
- 8.2 Deliverable quantities, dates and times must be met as per the purchase order, the Contract or written instructions provided by the Department Director or his designee.
- 8.3 No delivery will be accepted without written confirmation as outlined in Section 8.2.

## **9.0 PAYMENT TERMS:**

9.1 All payment terms with the City are Net 60 (sixty) days.

9.2 Cash discounts offered will be considered in determining awards. However, discounts for a period less than twenty (20) days will not be considered. The discount period must be computed from date of delivery or from date the correct invoice is received by the City, whichever date is later. The date of delivery must be construed to mean the date on which the completed work is determined to meet the specifications and is therefore accepted by the City.

## **10.0 STATE & FEDERAL TAXES:**

10.1 The City of Woonsocket is exempt from the Rhode Island sales or use tax under the 1956 General Laws of the State of Rhode Island, Section 44-18-30, Para. 1, as amended.

10.2 The City of Woonsocket is exempt from the payment of any excise tax or federal transportation taxes.

10.3 All bid pricing must exclude the taxes noted in Section 10 herein and it will be so construed.

## **11.0 QUALIFICATIONS OF BIDDER:**

11.1 The City may make such investigations as it deems necessary to determine the ability of a bidder to perform the work, and the bidder must furnish to the City all such information and data for this purpose as the City may request.

11.2 The City reserves the right to reject any Proposal if the evidence submitted by, or investigation of such bidder, fails to satisfy the City that such bidder is properly qualified to carry out the obligations of the Contract and to complete the work according to the specifications.

11.3 One or more of the following conditions will result in the disqualification of a bidder and rejection of his/her Proposal:

- A. Evidence of collusion among bidders.
- B. A material misrepresentation in a Proposal.
- C. Bidder's failure to meet the minimum criteria for responsiveness and responsibility.

## **12.0 AWARD AND CONTRACT:**

12.1 It is the intent of the City, in accordance with state procurement regulations, to award a Contract promptly following the public opening of Proposals.

12.2 Contracts are awarded to the most responsive and responsible bidder offering the most advantageous price. It is contingent upon the bidder submitting their Proposals in accordance with the requirements set forth in the solicitation and judged to be reasonable and does not exceed the funds available.

12.3 A "Responsive Bidder" is a bidder who has submitted a Proposal, which conforms to all material aspects of the solicitation. Whereas a "Responsible Bidder" relates to the bidder's ability to satisfactorily perform the work.

12.4 The City reserves the right to determine the most responsive and responsible bidder in any way determined to be in the best interest of the City. An award may be based on any or all of the following factors:

- A. Adherence to all conditions and requirements of the solicitation.



- B. Price and Payment Terms.
- C. Qualifications of the bidder, including past performance, financial responsibility, general reputation, experience, service capabilities, and facilities.
- D. Delivery lead time or completion date.
- E. Product appearance, workmanship, finish, feel, overall quality, and results of product testing.
- F. Maintenance costs and warranty provisions.
- G. Repurchase or residual value.

12.5 The City reserves the right to consider total cost of ownership as a factor in the final award recommendation (i.e., transition costs, training costs, etc.).

12.6 The City reserves the right to award by item, part or portion of an item, group of items or total Proposal, to reject any and all Proposals in whole or in part, if, in the City's judgment, it is in the best interest of the City to do so.

12.7 The City reserves the right to award multiple, optional use Contracts. In addition to the other factors listed, offers will be evaluated on the basis of advantages and disadvantages to the City which may result in the awarding of a Contract to multiple bidders.

12.8 The successful respondent will receive an award letter with further instructions along with City department contact information.

12.9 Respondents that were not chosen will receive a courtesy notification letter that the award decision has been made.

### **13.0 LIQUIDATED DAMAGES FOR FAILURE TO ENTER INTO CONTRACT:**

13.1 Upon failure or refusal to enter into a Contract or complete the Contract at the price in the Proposal, Bidder must forfeit to the City, as liquidated damages for such failure or refusal, the surety (i.e., Bid Bond) that may have been included in the Proposal.

13.2 The Bidder's forfeiture of the surety must be a waiver of all rights as a bidder under the Contract and must relieve the City of all responsibility to said bidder.

### **14.0 TIME OF COMMENCEMENT/COMPLETION:**

14.1 A written award (or acceptance of a Proposal) mailed (or otherwise furnished) to the successful bidder and will be considered accepted by the City seven (7) calendar days following the transmitted or post marked date. The award letter may be followed by a City purchase order which will be deemed to result in a binding Contract without further action by either party.

14.2 The successful bidder, upon the notification of the acceptance of their Proposal, as defined in Section 14.1, must within ten (10) calendar days execute and deliver the Contract documents, insurance and bonds required by the solicitation.

14.3 The successful bidder must agree to commence work thirty (30) calendar days after acceptance by the City unless otherwise notified by a "Notice to Proceed" from the City, written communication by the Department Director or his designee.

14.4 The successful bidder must agree also to pay as liquidated damages the sum of Five Hundred (\$500.00) Dollars for each consecutive calendar day, but no earlier than thirty (30) days after the fixed date for

commencement/completion thereafter as determined by Section 14.3.

14.5 Allowances may be made when a force majeure event has occurred.

14.5.1 A **force majeure** event may include, but is not limited to the following: (a) acts of God; (b) flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances; (i) epidemic, pandemic or similar influenza or bacterial infection (which is defined by the United States Center for Disease Control as virulent human influenza or infection that may cause global outbreak, or pandemic, or serious illness); (j) emergency state; (k) shortage of adequate medical supplies and equipment; (l) shortage of power or transportation facilities; and (m) other similar events beyond the reasonable control of the impacted party.

14.6 After the offer has been presented to the successful bidder, and the successful bidder has accepted that offer, herein the bidder will further be referred to as the “Contractor”.

## 15.0 LAWS AND REGULATIONS:

15.1 All applicable federal and state laws, City ordinances (including zoning ordinances) and the rules and regulations of all authorities having jurisdiction applies to all Contracts and they are deemed to be included in all Contracts the same as though written out in full.

15.2 In the event of any inconsistencies between the above laws, regulations, or ordinances versus the provisions of the Contract, the laws, regulations, or ordinances will prevail.

## 16.0 CONTRACT SURETIES (BONDS):

16.1 When a Contract surety is required, the bidder and sub-bidders must furnish that surety for the value as outlined in the Solicitation. These may be in the form of a surety bond, certified check, treasurer's, or cashier's check made payable to the City.

16.2 Sureties are for the faithful performance of the Contract and for the payment of all persons performing labor on the project under the Contract and furnishing materials, equipment, and all other incidentals in connection with the Contract. Sureties may include, but are not limited to the following:

**A. Bid Bond** - Guarantees that the Contractor will honor the Contract as per their Proposal.

**B. Performance Bond** - Guarantees the City that the Contractor will perform all of its Contractual duties in accordance with the plans and specifications.

**C. Payment Bond** - Guarantees that a Contractor will pay the labor, material, and sub-contractor costs on the project.

16.3 In accordance with Rhode Island General Laws, § 37-2-40. (2022) Bidder security shall be required for all competitive sealed bidding for construction contracts when the price is estimated by the City to exceed fifty thousand dollars (\$50,000).

16.3.1 Bidder's security shall be in an amount equal to at least five percent (5%) of the amount of the bid.

16.4 Rhode Island General Laws, Title 37, Public Property and Works, Chapter 12, Contractors' Bond, Sections 1 through 11.

16.4.1 According to § 37-13-1 “Public works” means any public work consisting of grading, clearing, demolition, improvement, completion, repair, alteration, or construction of any public road or any

bridge, or portion thereof, or any public building, or portion thereof, or any heavy construction, or any public works projects of any nature or kind whatsoever.

<b>Performance Bond Required:</b>	All public works projects, in a sum not less than fifty percent (50%) and not more than one hundred percent (100%) of the Contract price; Not required on projects under \$150,000.00. (§37-12-1)
<b>Payment Bond Required:</b>	All public works projects, in a sum not less than fifty percent (50%) and not more than one hundred percent (100%) of the Contract price; Not required on projects under \$50,000.00. (§37-12-1)
<b>Entitlement to Copy of Bond:</b>	Upon submission of affidavit stating that applicant is being sued on the bond after 90 days from last work. (§ 37-12-1, § 37-12-5)
<b>Enforcement:</b>	Suit after 90 days from last work. (§37-12-2)
<b>Limitations:</b>	Two years from date of settlement of Contract. (§37-12-5)
<b>Notice Requirements:</b>	Notice must be sent certified mail to the prime Contractor within 90 days after the date on which the person furnished or performed the last of the labor, or furnished or supplied the last of the material or equipment. (§37-12-2)
<b>Other:</b>	Notice of the pendency of the suit shall be given by publication in some newspaper published in this state of general circulation in the City or town or every City or town in which the work covered by the Contract was carried on, once a week for three (3) successive weeks.

16.5 The surety of such bonds must be from a duly authorized surety company licensed to bond in the State of Rhode Island, and the cost of same will be paid by the bidder/Contractor.

16.6 Before final acceptance, the bonds must be approved by the City. The bonding company providing the surety must be listed in the Federal Register as issued by the Department of Treasury, Department Circular 570, latest edition, as well as being licensed in the State of Rhode Island to provide surety.

16.7 Attorneys-in-fact who sign bid bonds or Contract bonds must file with each bond a certified and effectively dated copy of their power of attorney.

16.8 Bid bonds, certified checks, treasurers, or cashier's checks will be returned to all except the three lowest bidders within a reasonable time after the opening of bids. The remaining bid bonds, checks will be returned promptly after the City and the accepted Contractor(s) have executed the Contract.

16.9 If no award has been made within ninety (90) days after the date of the opening of the Proposals, upon demand of the bidder, at any time, thereafter, can request the return of their bond so long as he/she has not been notified of the acceptance of their Proposal.

16.10 No Proposal will be considered for a Contract if Section 16.1 is identified as a requirement and that requirement is either not submitted with the Proposal, the value submitted is not sufficient or an irregularity has not been corrected within two (2) hours after the notification that such irregularity exists .

## **17.0 PREVAILING WAGES AND RETAINERS:**

### **1. PREVAILING WAGES -**

17.1 In accordance with Rhode Island General Law 37-13-7 when state or municipal funds are used for any public works project in excess of \$1,000, the Contractor is subject to prevailing wage laws.

17.1.1 The current prevailing wage laws and the general prevailing rate of pay, as determined by the Director of Labor and Training, pertains to regular, holiday and overtime wages to be paid to each craftsman, mechanic, teamster, laborer, or other type of worker performing work in construction, alteration, and/or repair, including painting and decorating, of public buildings.

17.1.2 Prevailing wage rates are available from the Rhode Island Department of Labor at <https://dlt.ri.gov/regulation-and-safety/prevailing-wage>.

### **2. RETAINERS -**

17.2 In accordance with Rhode Island General Law § 44-1-6 any person doing business with a nonresident Contractor shall withhold payment of an amount of three percent (3%) of the Contract price until thirty (30) days after the Contractor has completed the Contract and has requested the tax administrator, in writing, to audit the records for the particular project, a receipted copy of the request to be furnished to the person holding the funds. The tax administrator shall, within thirty (30) days after receipt of the request, furnish to the nonresident Contractor and to the person holding the funds either a certificate of no tax due or a certificate of sales and use tax or income tax withheld, or both, due from the nonresident Contractor.

17.2.1 Upon receipt of a certificate of no tax due, the person holding the payment may pay the nonresident Contractor. Upon receipt of a certificate of taxes due, the person may pay to the Contractor out of the amount withheld the excess over the amount of taxes stated in the certificate together with the interest and penalties assessed. If the tax administrator furnishes neither certificate to both parties within thirty (30) days after receipt of a written request for the making of the audit, the person holding the payment may immediately pay the payment withheld to the nonresident Contractor under the terms of the Contract free from any claims of the tax administrator against either the person holding the payment or the nonresident Contractor for payment of sales or use taxes or income taxes withheld, or both if the City does business with a non-Rhode Island Contractor, the City must withhold payment of an amount of not more than five percent (5%) of the Contract price. This is to secure payment for any sales tax, use tax, and/or income tax that may be due to the State of Rhode Island.

## **18.0 INSURANCE REQUIREMENTS:**

18.1 All Contractors and Subcontractors are subject to the insurance requirements as set forth in Section 18.

18.2 It is the responsibility of the Contracting party with the City to confirm that all subcontractors, under their employ for the Contract, are in compliance with the insurance requirements as set forth in Section 18.

18.3 Contractors for public works projects must comply with the minimum insurance requirements imposed by the State as outlined in Section 18.6. If additional insurance requirements are set forth in the Solicitation Documents, the Contractor must comply with those requirements.

18.4 If there is a discrepancy between the minimum insurance requirements imposed by the State and the requirements set forth in the Solicitation, the greater insurance coverage requirements will prevail.

18.5 The Contracted party will not commence work under any Contract for the City until they have obtained all the required insurance and has been approved by the City.

18.6 In accordance with Rhode Island Code of Regulations, Title 220, Chapter 30, Part 13 “General Conditions of Purchase” outlined in Addendum A, Section A4., has established the minimum type and limits of insurance coverage requirements for **Public Works Projects**.

18.6.1 **Commercial General Liability Insurance** covers bodily injury (including death), broad form property damage, personal and advertising injury, independent Contractors, products and completed operations and Contractual liability. The general aggregate must be on a “per project” or “per location” basis.

- A. **\$1,000,000 per occurrence**
- B. **\$1,000,000 general aggregate**
- C. **\$1,000,000 products/completed operations aggregate.**

18.6.2 **Automobile Liability Insurance** covers bodily injury and property damage for any vehicles used in conjunction with the performance of this Contract including owned, non-owned, and hired vehicles.

- A. **\$1,000,000 per occurrence**

18.6.3 **Workers’ Compensation and Employers’ Liability** statutory coverage as required by the workers’ compensation laws of the State of Rhode Island, plus any applicable state law, other than State of Rhode Island, if employee(s) state of hire is other than State of Rhode Island or employee(s) work related to the Contract is not in the State of Rhode Island.

18.6.3.1 Employers’ Liability with minimum limits of:

- A. **\$100,000 each accident**
- B. **\$100,000 disease or policy limit**
- C. **\$100,000 each employee or minimum amount necessary for umbrella/excess liability policy of the Contract Party.**

18.6.3.2 A Contract Party, who is an independent Contractor, is neither eligible for, nor entitled to, Worker’s Compensation under Rhode Island law. Independent Contractors must comply with the statutory procedure precluding an independent Contract Party from bringing a workers’ compensation claim against the City.

18.7 All required insurance will be placed with insurers authorized to do business in the State of Rhode Island and Rated “A-, class X” or better by A.M. Best Company, Inc.

18.8 The required insurance will be procured at the sole cost and expense of the Contractor.

18.9 Certificates of Insurance policies must include a **waiver of subrogation** in favor of the City.

18.10 As evidence of the insurance required by this Contract, the Contract Party shall furnish to the City Certificates of Insurance, including confirmation of all required policy endorsements including, but not limited to, additional insured endorsements:

18.10.1 In a form acceptable to the requesting Department and the Office of Purchasing.

18.10.2 Failure to comply with this provision may result in rejection of the bid offer.

18.11 All Certificates of Insurance and to the extent possible will contain the following:

- A. The name and address of the insured (Certificate Holder).
- B. The Certificate Number and Policy Numbers.
- C. The type of insurance and the liability limits.

D. The effective date and expiration date of the policy.

E. Statement which refers to the City Contract and insurance specification and states that such insurance is required by the Contract.

F. Waiver of subrogation in favor of City.

F. Statement as to exclusions and methods of cancellation.

G. Include the requirement of the insurer for thirty (30) days advance written notice of cancellation or non-renewal of any insurance policy to: City Hall, Office of Purchasing, Attn: Purchasing Agent, 169 Main Street, Woonsocket, RI 02895

18.12 The Contract Party shall be responsible to obtain and maintain insurance on any real or personal property owned, leased or used by City that is in the care, custody or control of Contract Party. All property insurance of Contract Party must include a waiver of subrogation that shall apply in favor of the Insured Parties.

18.13 No warranty is made that the coverages and limits listed in Section 18.6 are adequate to cover and protect the interests of the Contract Party for the Contract Party's operations. These are minimums that have been established to protect the interest of the City by the State.

18.14 City shall be indemnified and held harmless as required by the Contract and to the full extent of any coverage actually secured by the Contract Party in excess of the minimum requirements set forth in Section 18.6.

18.15 The Contract Party shall use at its own risk, and insure at its own cost, any of its owned, leased or used real or personal property.

18.16 The Contract Party shall comply with any other insurance requirements including, but not limited to, additional coverage or limits contained in the solicitation.

18.17 The Contractor will continue, at their sole cost and expense, to obtain and maintain the required insurance to ensure all the requirements of Section 13 remain in full force and effect during the entire term of the Contract until all obligations of Contracting Party have been discharged by the City.

18.17.1 This includes, but is not limited to, any warranty periods or extended reporting periods, against which claims may arise out of, are alleged to arise out of, directly or indirectly, in whole or in part, from or in connection with the Contract and/or result from the performance of the Contract.

18.18 Contract Party will also immediately notify the City if the Required Insurance is cancelled, non-renewed, potential exhaustion of policy limits or otherwise changed.

18.19 Failure to comply with these Insurance Requirements is a material breach entitling the State to terminate or suspend the Contract immediately.

## **19.0 EQUAL EMPLOYMENT OPPORTUNITY:**

19.1 The City has adopted an Equal Employment Opportunity Clause, which is incorporated into all specifications, purchase orders, and Contracts, whereby a supplier agrees not to discriminate against any employee or applicant for employment as defined in Section 19.2.

19.2 For all Contracts for supplies and/or services exceeding ten thousand dollars (\$10,000), Contractors must comply with the requirements of federal executive order no. 11246, as amended, R.I. General Law § 28-5.1-10, and other regulations as issued by the purchasing agent, and administered by the state equal opportunity office of the department of administration.



19.3 By submitting qualifications, Proposals or bids, the firm is attesting to the City that they are an Equal Opportunity Employer.

19.4 Non-compliance with the provisions of this Section will be considered a substantial breach of the Contract subject to penalties or remedies invoked as provided by statute or regulation. Including, but not limited to, being declared ineligible for future Contracts or other sanctions.

## **20.0 OSHA SAFETY AWARENESS PROGRAM:**

20.1 In accordance with Rhode Island General Law § 37-23-1 (2018), all Contractors performing work on municipal and state construction projects with a total project cost of one hundred thousand dollars (\$100,000) or more, shall have an OSHA “ten (10) hour construction safety program” for their on-site employees. The training program shall utilize instructors trained by the occupational safety and health administration, using an OSHA approved curriculum.

20.1.1 Graduates shall receive a card from the U.S. department of labor occupational safety and health administration certifying the successful completion of the training course.

20.2 Every person shall have a card issued by the U.S. department of labor occupational safety and health administration certifying their successful completion of the OSHA ten (10) hour training program, as required by this section, on their person at all times while work is actually being performed on municipal and state construction projects. No person shall transfer their card certifying their successful completion of the OSHA ten (10) hour training program to another person. Failure to comply with this section shall subject the holder to penalties prescribed by the director of the department of labor and training.

**NOTE:** The General Contract Provisions were developed and issued by the Purchasing Department. These provisions standardize the general requirements for anyone doing business with the City of Woonsocket. The specifications, on the other hand, are the requirements for anyone doing business with a Department of the City on a clearly defined project. These provisions may be added to, deleted, or modified at any time, for any reason, as may be in the best interest of the City.

## **NON-COLLUSIVE STATEMENT**

All Respondents are required to sign a Non-Collusive Statement with all public request for proposal as follows:

- I. The RFP Statement has been arrived at by the Respondent, independently and has been submitted without collusion with, and without any agreement, understanding, or planned common course of action with any other provider of materials, supplies, equipment, or services described in the Request for proposal, designed to limit independent bidding or competition; and
2. The contents of the RFP have not been communicated by the Respondent or its employees or agents to any person not an employee or agent of the Respondent or its surety on any bond furnished with the RFP and will not be communicated to any person prior to the official opening of the RFP.

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Signed

Date

---

Company

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Address

---

---

Telephone Number

## **INFORMATION FORM**

PLEASE NOTE: All of the information below is REQUIRED. Please do not leave any information blank.

_____ Corporation Name (if applicable)	_____ Company Name
_____ Mailing Address: address):	_____ Payment Address (If different from mailing
_____ Address	_____ Address
_____ City, State and Zip	_____ City, State and Zip

FEIN NUMBER: \_\_\_\_\_ -- \_\_\_\_\_

Type of Organization:      \_\_\_\_\_ Individual / Sole Proprietor (Please Check One)  
   \_\_\_\_\_ Limited Liability Company  
   \_\_\_\_\_ Corporation

## **CONTACT NFORMATION**

Contact Name: \_\_\_\_\_ Title: \_\_\_\_\_

Additional Contact: \_\_\_\_\_ Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Website: \_\_\_\_\_

SIGN HERE: I hereby certify that the above information is correct.

\_\_\_\_\_  
Print or Type Name & Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **JOINT VENTURE**

(To be completed for those firms submitting an RFP as a joint venture assignment.)

Name of Organization: \_\_\_\_\_

Address of Local Office: \_\_\_\_\_

Address of Principal Office: \_\_\_\_\_

Name of Agent Submitting Request for proposal: \_\_\_\_\_

(May be contacted with questions)

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Name / Title of Individual with Contractual Authority: \_\_\_\_\_

Type of Ownership: Corporation, Partnership, Etc.: \_\_\_\_\_

Nature of Firm's Principal Business: \_\_\_\_\_

Type of Firm - Architectural, Engineering, Environmental, Combination or Other:

\_\_\_\_\_

SIGN HERE: I hereby certify that the above information is correct.

\_\_\_\_\_  
Print or Type Name & Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

WITH EACH REQUEST FOR PROPOSAL, THE BIDDER SHALL SUBMIT A SIGNED NON-COLLUSIVE STATEMENT ON THE FORM ENCLOSED HERE-IN.

## APPENDIX B – Insurance Requirements

**RFP # 6156**  
**Request for Proposal**  
**80 River Street Developer**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**

**DEVELOPER** shall agree to maintain in force at all times during the contract the following minimum coverages and shall name the City of Woonsocket as an Additional Insured on a primary and non-contributory basis to all policies, except Workers Compensation. All policies should also include a Waiver of Subrogation. Upon request the **DEVELOPER** shall provide a copy of the policy endorsement confirming the additional insured status.

Insurance shall be written with Carriers approved in the State of RHODE ISLAND and with a minimum AM Best's Rating of "A-" VIII. In addition, all Carriers are subject to approval by the City of Woonsocket RI.

		(Minimum Limits)
General Liability	Each Occurrence General Aggregate	\$1, 000, 000
	Products/Completed Operations Aggregate	\$2, 000, 000
		\$2, 000, 000
	Combined Single Limit Each Accident	\$1, 000, 000
Professional Liability	Each Occurrence Aggregate	\$1, 000, 000
		\$1, 000, 000
Umbrella/Excess Liability	Each Occurrence	\$3, 000, 000

If any policy is written on a "Claims Made" basis, the policy must be continually renewed for a minimum of two (2) years from the completion date of this contract. If the policy is replaced and/or the retroactive date is changed, then the expiring policy must be endorsed to extend the reporting period for claims for the policy in effect during the contract for two (2) years from the completion date.

Workers' Compensation & Employers' Liability	WC Statutory Limits	
	EL Each Accident	\$500, 000
	EL Disease Each Employee	\$500, 000
	EL Disease Policy Limit	\$500, 000

Original, completed Certificates of Insurance must be presented to the City of Woonsocket prior to contract issuance. **DEVELOPER** agrees to provide replacement/renewal certificates at least 30 days prior to the expiration date of the policies. Should any of the above-described policies be cancelled, limits reduced or coverage altered, 30 days written notice must be given to the City.

Any deviation from these requirements must be approved by the City of Woonsocket, RI. The **DEVELOPER** must obtain Certificates of Insurance from all subcontractors and independent contractors before they are permitted to begin work.

**Official Bid Documents Enclosed:**

**Requests for Proposal No. 6156 – 80 River Street Developer**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**

**Return Date: November 30, 2023 by 11:00 a.m.**

**City of Woonsocket  
Purchasing Division  
169 Main Street, PO Box B  
Woonsocket, RI 02895**