

Requests for Proposals

RFP # 950

**Sale of Single-Family Home on 15,489 sq. ft. lot
10 Naomi Street
Bristol, RI 02809**



The Town of Bristol invites sealed Proposals for the purchase of certain real property owned by the Town of Bristol. The property comprises 15,489 sq. ft. of land and improvements, including a single-family home and a shed, located at 10 Naomi Street, Bristol, Rhode Island. A detailed property description and instruction to proposers are contained in the attached documents.

Part I

Property Description

Overview: The Town of Bristol (hereafter “Town”) offers for sale certain real property owned by the Town. The property comprises 15,489 sq. ft. of land and improvements, including a single-family home, located at 10 Naomi Street. The property is further described as PARCEL “A” on the survey prepared by Barker Land Surveying, Inc., entitled “ADMINISTRATIVE SUBDIVISION for Town of Bristol” revised as of 1/8/2021 (the “Survey”) which Survey will be recorded in the Land Evidence Records of the Town of Bristol by the Town prior to the sale, and a reduced copy of which is attached hereto for illustrative purposes (hereafter the “Parcel”). The Parcel was previously part of that lot shown on Bristol Tax Assessor’s Plat No. 117 as Lot No. 10.

Location: The Town of Bristol is located in the East Bay region of Rhode Island. It is a peninsula surrounded by Narragansett Bay and the Mt. Hope Bay. Bristol’s population is approximately 23,000. The Town has a vibrant downtown historic district with shops and restaurants on the Bristol Harbor. The Town is home to Roger Williams University and is known for its oldest continuous 4th of July parade in the nation.

The property is located on the east side of Naomi Street and abuts the Mt. Hope High School. The Gooding Avenue commercial shopping district is located nearby to the north. The property is in the vicinity of the entrance to Colt State Park, the Town’s Community Center, and the East Bay Bike Path which is 14.5 mile shared use path from Bristol to Providence.

Site Improvements: The Parcel is presently improved with a single-family home and shed and is located in the residential R-15 zoning district. The dwelling was constructed in 1950 and is a 1104 square foot wood frame ranch style dwelling in well maintained condition with an attached 2-car garage. The house has 2 bedrooms and 1 bathroom. The house also features wood floors throughout and a fireplace. The subject site is typical of the neighborhood in terms of size, topography and landscaping. The Parcel is served by municipal sewer service and is on a private well.

Flood Zone: The survey indicates that the property is not within a Flood Zone, but any purchaser should conduct his/her own investigation.

Title: The Parcel will be sold by RI Quitclaim Deed. Any purchaser should hire a title examiner or attorney to conduct a title search.

Environmental and Physical Condition: No claims or representations are being made as to the condition of the Parcel relative to the environmental quality of the land and/or improvements thereon, or to the condition of the house. It is the intention of the Town to provide an opportunity for interested purchases to view the Parcel and the interior of the house prior to the deadline for submitting an offer and a further opportunity to the chosen respondent to conduct inspections prior to consummating the transaction.

Current Occupation: The Parcel is currently occupied by a tenant on a month to month basis.

Part II
Conditions of Sale

1. The Parcel will be sold to the highest qualified respondent over the minimum acceptable bid in “as-is” condition by Quitclaim Deed. Due to a desired timeliness of sale, the Town may give preferential consideration to proposals that do not include conditions of financing for the closing. Any offer that does include a financing contingency should also include documentation from a financial institution that the proposer has been prequalified for the mortgage amount.
2. It is the intention of the Town to provide an opportunity for interested purchasers to view the Parcel and the interior of the house prior to the deadline for submitting a proposal. The Town will also provide required seller disclosure forms to interested buyers during the scheduled site visit. Following the Town’s initial selection of a qualified proposer, the Town and the selected proposer shall execute a purchase and sale agreement in a form similar to the usual and customary Rhode Island residential sale agreement, which will provide all required statutory language and will provide the purchaser with at least ten (10) business days to conduct inspections of the property. .
3. The minimum acceptable bid is Three-Hundred and Eighteen Thousand Dollars (\$318,000.00).
4. A refundable good faith deposit of Two Thousand Five Hundred Dollars (\$2,500.00) in the form of a certified or bank check made payable to the Town of Bristol shall accompany any offer. A further deposit, bringing the total deposit to five percent (5%) of the sales price, shall be paid upon signing of the Purchase and Sale Agreement.
5. The Town will pay no broker’s fee, finder’s fee, commission, or other compensation to any party claiming to counsel or represent any offeror regarding the sale of the Parcel.
6. No representation will be or has been made by the Town that the Parcel meets local, State, or Federal ordinances, regulations, or laws governing occupancy or development of property. All permits, empowerments, permissions, and grants necessary for the Parcel’s sale and development are at the awarded offeror’s cost and responsibility. Any variances, permissions, or grants necessary to meet these requirements are likewise at the awarded offeror’s risk, cost, and expense.
7. All offers are subject to the stipulations, conditions and/or requirements of this Request for Proposal.
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 offerors. The Town will assume no responsibilities or liabilities for these costs.
9. The Town makes no assertions or warranties regarding the presence, if any, or absence of asbestos, chemicals, hydrocarbons or other hazardous waste or materials on the Parcel.

10. No offers for portions or subparts of the Parcel will be entertained. Offers must offer to purchase the Parcel in its entirety.
11. Approval by the Town Council – The Town Council Must approve the sale of the property in accordance with the Town Charter including but not limited to a public hearing.

Part III **Instructions to Respondents**

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 details, or containing additions not called for, will be rejected by the Town.

Affidavits and Disclosures

- Proposals must include an Affidavit of Non-Collusion (FORM 2), stating that neither the offeror nor their agents, nor any other party for them, has paid or agreed to pay any money or valuable consideration, directly or indirectly, to any person, firm or corporation for assistance in procuring or attempting to procure the offer award herein contemplated.
- Proposals must include an Affidavit of Non-Conviction (FORM 3) stating that neither the offeror nor any of their officers, directors, partners or employees directly involved in obtaining or performing business with public bodies have been convicted of or have had probation before judgment or have pleaded nolo contendere to a charge of bribery, attempted bribery or conspiring to bribe in violation of the Rhode Island General Laws or the law of any other State or the Federal Government.
- Respondents that are foreign corporations, meaning corporations not chartered in Rhode Island but licensed to do business in Rhode Island, are required to submit a certificate authorizing it to do business in Rhode Island. These certificates are obtainable from the Rhode Island Secretary of State's Office.
- Supplemental Information - Respondents are encouraged to submit any other information deemed useful to aid the Town in evaluating a proposal.

Rejection or Acceptance of Proposals

The Town reserves the right to unconditionally accept or reject any and all offers. The Town likewise reserves the right to negotiate with any and all proposers in the best interests of the Town.

Unacceptable Proposals

No proposals will be accepted from, nor will any offer be awarded to any person, entity, firm, or corporation that is in arrears or is in default to the Town upon any debt, tax, or contract, or that is

a defaulter in surety or otherwise upon any obligation to the Town, or that has failed to perform faithfully any previous obligation, condition of approval, or contract with the Town.

Signature of Respondent

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

Part IV **Other Conditions/Requirements**

- Proposals misdirected to other locations or which otherwise are not received by the Town 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 Town Clerk's Office at Town Hall, 10 Court St, Bristol, RI 02809.
- The purpose and intent of this competitive solicitation is to serve the best interests of the Town and the general public. The offeror acknowledges that it is the Town's right to accept any proposal, or number of offers, even if from different offerors; or to unconditionally reject any and all offers; or to amend with the consent of the offeror any offer prior to acceptance; or to waive any formality as the Town may, in its sole judgment, deem to be in its best interest. The Town reserves the right to interview any and all offerors to fully understand their offer as well as their individual or corporate experience.
- The Town will not be responsible in any manner for any costs associated with proposal submission. The individual offers, including all material submitted therewith shall become the property of the Town upon receipt. The Town shall have the right to copy, reproduce, publicize, or otherwise dispose of each offer in any manner that it selects.
- No Town funds will be available to the purchaser of this property. The Town will not make any repairs or improvements to the property prior to the sale.
- Any official or employee of the Town of Bristol interested in submitting a proposal must receive an advisory opinion from the RI Ethics Commission before the Town will consider any such offer.

SCHEDULE

Questions

All inquiries, questions, and requests for information related to the property or related to the preparation of the response to the Request for Proposals should be directed in writing to Diane Williamson, Director of Community Development, 9 Court Street, Bristol, Rhode Island or via email to dwilliamson@bristolri.gov

Responses, clarifications, or interpretations and any supplemental instructions or form, if issued will be issued in the form of written addenda.

The Town of Bristol will not be responsible for, and respondents may not rely upon, any information, explanation or interpretation of the RFP rendered in any fashion except as provided in accordance with this RFP.

Expression of Interest for Site Visit

Any prospective respondent desiring to inspect the interior of the house shall submit Form 1 by **no later than 12 Noon on March 31, 2021 at:**

Diane Williamson, Director of Community Development
Town of Bristol
10 Court Street
Bristol, RI 02809

Form1 may also be scanned and emailed to dwilliamson@bristolri.gov

The Town will also provide required seller disclosure forms to interested buyers during the scheduled site visit.

PROPOSAL SUBMISSION

Persons who desire to purchase the subject property must submit 2 copies of their proposal along with completed Forms from this document to Melissa Cordeiro, Town Clerk, 10 Court Street, Bristol, RI 02809 on Wednesday, April 14, 2021 before 12 noon. Proposals must be submitted in writing and **All proposals shall be sealed and clearly labeled on the outside: Request For Proposals #950 - 10 Naomi Street.**

No responsibility will be attached to any town representative or employee for premature opening of a bid not properly addressed and identified. Proposals will not be accepted after the stated date and time.

Proposals will be publicly opened in the Town Hall on the date and time noted above.

The following information must be included with the proposal:

- a. Proposal Form stating the offer for the purchase of the subject property. The form should clearly describe the terms of the offer, including but not limited, purchase price and description of all conditions to which the offer may be subject;
- b. A refundable good faith deposit of Two Thousand Five Hundred Dollars (\$2,500.00) in the form of a certified or bank check made payable to the Town of Bristol shall accompany any offer.
- c. Forms 2 and 3 attached to this proposal
- d. Proposals submitted by corporations must be submitted with proper corporate resolution authorizing the proposal
- e. A statement that the buyer has the financial ability to complete the purchase or a pre-qualification letter for the mortgage amount.

FORM 1

EXPRESSION OF INTEREST IN SITE VISIT

10 NAOMI STREET

Must be submitted by 12 noon on March 31, 2021

Submit form to:

Diane Williamson, Director of Community Development
Town of Bristol
10 Court Street
Bristol, RI 02809

Form1 may also be scanned and emailed to dwilliamson@bristolri.gov

Provide the following information:

Name of Offeror:

Address of Offeror:

Description of Offeror: (Corporation, Partnership, Association, etc.)

E-Mail Address:

Telephone Number:

Name and Address of any other person/parties collaborating in the submission of this offer:

FORM 2
AFFIDAVIT OF NON-COLLUSION

I, _____ of _____,
_____, _____
(city/town) (state)

being of lawful age, duly sworn, state that I am an agent authorized by the Offeror to submit the attached offer on the Offeror's behalf. That the offer is not in the interest of or on the behalf of any undisclosed person, partnership, entity, company, association, organization or corporation. That such offer is genuine and not collusive or sham; that said offeror has not directly or indirectly induced or solicited any other offeror to submit a false or sham offer and has not directly or indirectly colluded, conspired, connived, or agreed with any offeror or anyone else to put in a sham offer or attempted to induce anyone to refrain from proposing. That said offeror has not in any manner, directly or indirectly, sought by agreement, communication or conference with any party to fix the offer of said offeror or any other offeror, or fix any overhead, profit, or cost element of such offer price of said offeror or any other offeror, or to profit, or cost element of such offer price of said offeror or any other offeror, or to secure any advantage against the Town or anyone interest in this Request for Offers, 10 Naomi Street, Bristol, RI. That the offeror has not been a party to any collusion with any official of the Town of Bristol as to quantity, quality, or price of the prospective Request for Offers. That there has been no discussion between offeror and any official of the Town of Bristol or any employee of the Town of Bristol concerning the exchange of money or other things of value for special consideration in submitting a sealed offer for this Request for Offers. That all statements contained in such offer are true, and that offeror has not directly or indirectly submitted his/her offer price, or any breakdown thereof, or divulged information relative thereto, to other parties.

Offeror: _____
By: _____
Name: _____
Title: _____
Date: _____

Signed and swore before me this ____ day
of _____, 2021.

Notary Public
My Commission Expires: _____

FORM 3
AFFIDAVIT OF NON-CONVICTION

I, _____ of _____,
_____, _____
(city/town) (state)

being of lawful age, duly sworn, state that I am an agent authorized by the Offeror to submit the attached offer on the Offeror's behalf. I further affirm that neither I, nor, to the best of my knowledge, information and belief, the above business, or any of its officers, directors, partners, or employees directly involved in obtaining or performing contracts with public bodies, have been convicted of, or had probation before judgment or pleaded nolo contendere to a charge of bribery, attempted bribery, or conspiracy to bribe in violation of Rhode Island State Law or the law of any other state or the Federal government. (Indicate below the reason(s) why affirmation cannot be given and list any conviction, plea or imposition of probation before judgment with the date, court, official or administrative body, sentence or disposition, name(s) of person(s) involved, and their current positions and responsibilities with the business.)

I FURTHER AFFIRM THAT neither I, nor to the best of my knowledge, information, and belief, the above business, or any of its officers, directors, partners, or any of its employees directly involved in obtaining or performing contracts with public bodies, have - :

- (a) Been convicted under state or federal statute of a criminal offense incident to obtaining, attempting to obtain, or performing a public or private contract, fraud, embezzlement, theft, forgery, falsification or destruction of records, or receiving stolen property;
- (b) Been convicted of violating a state or federal antitrust statute;
- (c) Been convicted under the provisions of Title 18 of the United States Code for violation of the Racketeer Influenced and Corrupt Organization Act, 18 U.S.C. Section 1961, et seq., or the Mail Fraud Act, 18 U.S.C. Section 1341, et seq., for acts arising out of the submission of bids or offers for a public or private contract;
- (d) Been convicted of conspiracy to commit any act or omission that would constitute grounds for conviction or liability under any law or statute described in subsection (a), (b), or (c) above;

(e) Admitted in writing or under oath, during the course of an official investigation or other proceedings, acts or omissions that would constitute grounds for conviction or liability under any law or statute described above, except as follows (indicate reasons why the affirmation cannot be given, and list any conviction, plea, or imposition of probation before judgment with the date, court, official or administrative body, the sentence or disposition, the name(s) of the person(s) involved and their current positions and responsibilities with the business, and the status of any debarment):

I DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THIS AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Offeror: _____

Signed and swore before me this ____ day

By: _____

of _____, 2021.

Name: _____

Notary Public

Title: _____

My Commission Expires: _____

Date: _____

PROPOSAL FORM

SALE OF PROPERTY AT 10 NAOMI STREET, BRISTOL, RHODE ISLAND

Purchase Price Proposal for Property: _____

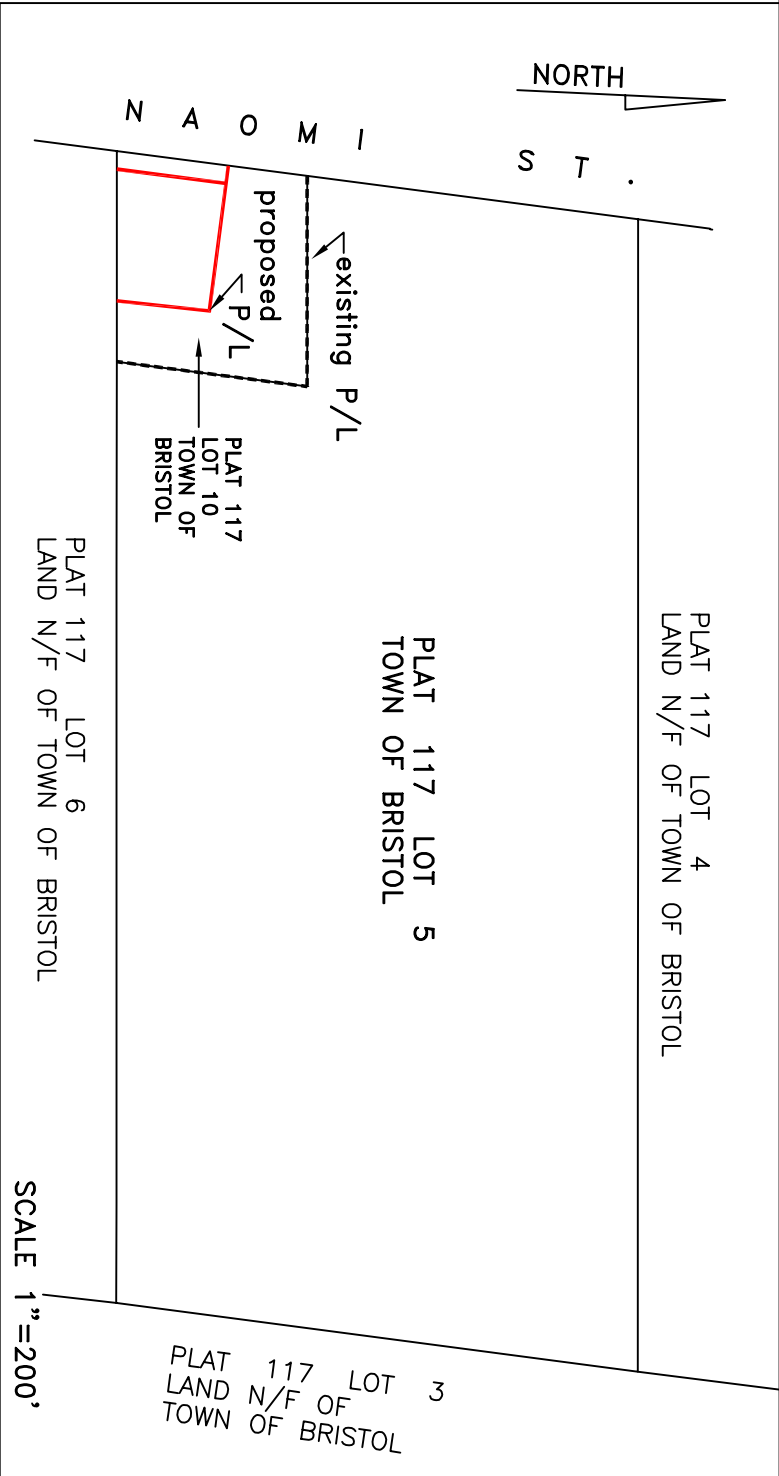
State Any Conditions of the Offer:

Signature of Respondent: _____

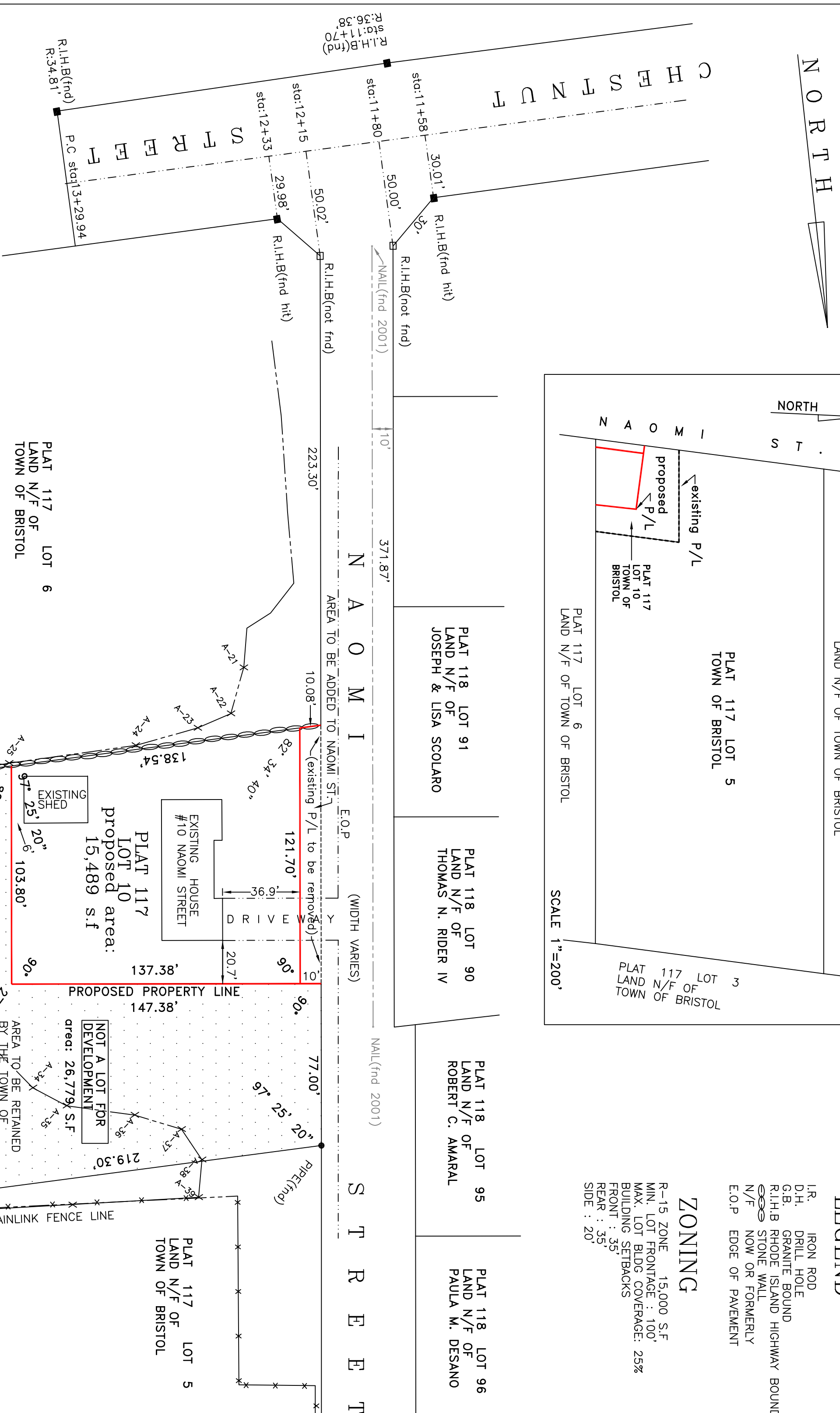
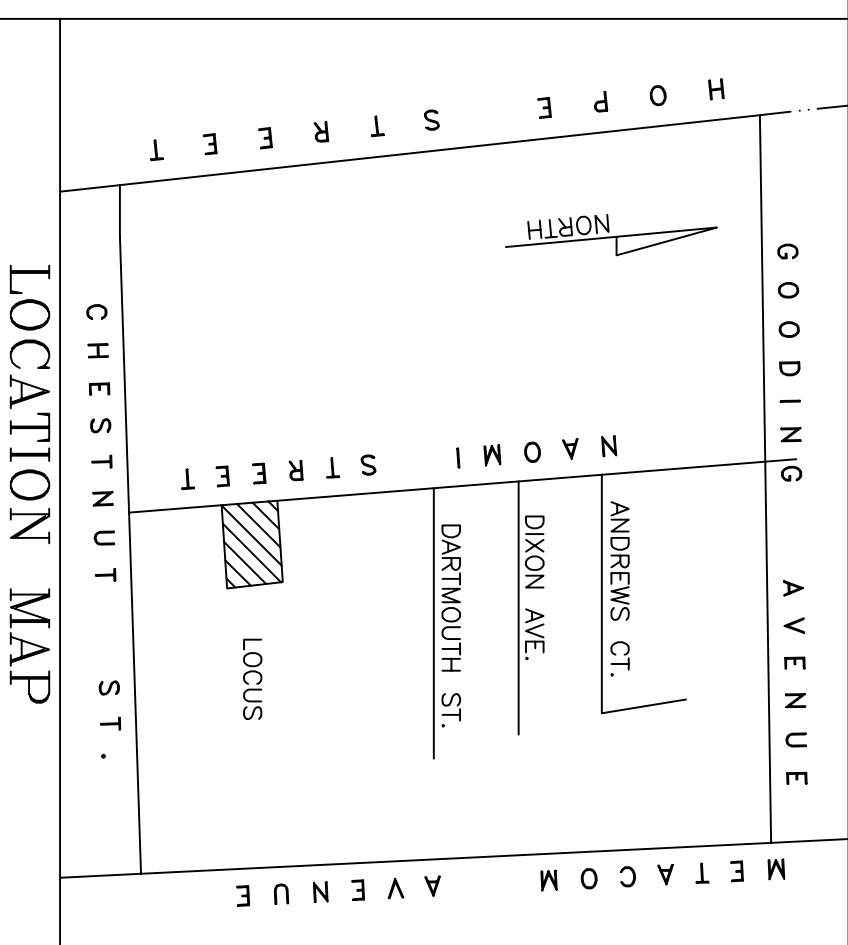
Printed Name: _____

Address: _____

Date: _____



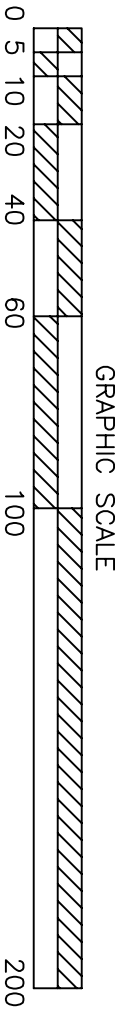
- LEGEND**
- I.R. IRON ROD
 - D.H. DRILL HOLE
 - G.B. GRANITE BOUND
 - R.L.H.B RHODE ISLAND HIGHWAY BOUND
 - STONE WALL
 - N/F NOW OR FORMERLY
 - E.O.P. EDGE OF PAVEMENT
- ZONING**
- R-15 ZONE 15,000 S.F.
 - MIN. LOT FRONTAGE : 100'
 - MAX. LOT BLDG COVERAGE: 25%
 - BUILDING SETBACKS
 - FRONT : 35'
 - REAR : 35'
 - SIDE : 20'



- NOTES**
1. WETLANDS LOCATION SHOWN ON PLAN WAS PROVIDED BY TOWN OF BRISTOL & NOT FIELD LOCATED.
 2. THIS PROPERTY IS IN FLOOD ZONE "X"(area of minimal flooding) TOWN OF BRISTOL MAP#445393 7/7/2014

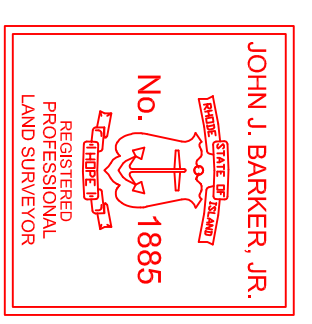
PLAT REFERENCE

PLAT ENTITLED " NUNES ACRES" BELONGING TO AUGUSTINE J. & LYNDIA NUNES. SEPT 26, 1994 SURVEYED BY: JOSEPH G.A. RICCO. PLS RECORDED IN ENV. 286.
 STATE HIGHWAY PLAT #1490 SHEETS 3 of 5 & 4 of 6
 PLAN ENTITLED " PROPOSED LOT LAYOUT & CONVEYANCE PLAN A.P. 18 LOTS 6,7,& 11, BRISTOL R.I. OWNER/DEVELOPER NAOMI PARTNERS C/O JOSEPH JACKSON. BY: PETER V. CIPOLLA PLS #1680
 PLAN ENTITLED " PLAN OF LAND IN BRISTOL R.I. SURVEYED FOR THE TOWN OF BRISTOL " BY: GILBERT & MALONEY ENGINEERS BENEFIT ST. PROVIDENCE R.I. SCALE 1"=100' AUG 1, 1964 RECORDED IN LAND EVIDENCE BOOK 157 PAGES 70-72



STREET INDEX : NAOMI STREET

OWNER: TOWN OF BRISTOL
 10 COURT STREET
 BRISTOL R.I. 02809



COMPREHENSIVE BOUNDARY SURVEY			
PLAT 117 LOTS 10			
10 NAOMI ST. BRISTOL, R.I. 02809			
DWG NO.	SCALE	DATE	DWN BY
200508-135	1"=40'	6/20/2020	jib
REVISIONS		MANAGEMENT PURPOSES 1/8/2021 JJB	
		1 of 1	

PROPOSED CONDITIONS PLAN
BARKER LAND SURVEYING, INC.
 168 HIGH ST BRISTOL R.I. 02809 (401) 254-0824
ADMINISTRATIVE SUBDIVISION
 for
Town of Bristol

CERTIFICATION
 FOR PLAT 117 LOT 10 ONLY
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 425-ROR-05-01.9 OF THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JUNE 20, 2020 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY : MEASUREMENT SPECIFICATION
 COMPREHENSIVE BOUNDARY SURVEY CLASS 1 STANDARD
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO REDUCE LOT 10 TO A 15,000 S.F. LOT AND USE THE REMAINDER TO PLAT 117 FOR STORMWATER MANAGEMENT PURPOSES
 BY: JOHN J. BARKER, JR. PLS # 1885
 C.O.A. # LS-AS02