REQUEST FOR PROPOSALS # 7599928
SALE OF SURPLUS LAND AND IMPROVEMENTS
PROPERTY IDENTIFIED AS THE DONALD PRICE CORRECTIONAL FACILITY
20 GODDARD ROAD, CRANSTON, RI
16.74 ACRES
ASSESSOR PLAT: 13 ASSESSOR LOT: 39

The State of Rhode Island, acting through the Department of Administration's Division of Purchasing, invites proposals from the general public for the sale of real property deemed excess by the Department of Corrections. The property comprises approximately 16.74 acres or 729,194 square feet of land, which is improved with several buildings. A more detailed property description and instructions to bidders are contained in the attached prospectus.

Brett Smiley, Director
Department of Administration

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PART I
DESCRIPTION OF OFFERING, PARCEL CHARACTERISTICS, CONSIDERATION AND TERMS/CONDITIONS OF SALE

OVERVIEW

The State of Rhode Island, acting by and through the Department of Administration's Division of Purchases, offers for sale approximately 16.74 acres+/- (729,194 square feet) of excess land and improvements located at 20 Goddard Road, Cranston, Rhode Island ("Property"). The Property comprises that certain parcel identified in the City of Cranston Tax Assessor Records as Lot 39 of Assessors Plat 13. A survey plan of the Property to be conveyed and its environs are attached as Exhibit A. The Property, which is commonly referred to as the Donald Price Correctional Facility, is visible from U.S. Route 95.

AREA DESCRIPTION

Cranston

Cranston is the State's third largest city in terms of population. It is centrally located, abutting the state capitol of Providence to the south and southwest. Cranston has a diverse economic base with significant amounts of residential, commercial and industrial development. The city is afforded good access from Interstate Routes 95 and 295 and it is located close to the State's major airport in nearby Warwick.

The eastern section of the city, or that area situated east of Interstate 295, is a mature and densely populated area having been developed mostly between 1930 and 1960. There is very little room for new development in this side of the city, with in-fill development limited to rehabilitation or demolition of existing structures.

The major commercial arteries in the city are Reservoir Avenue (Route 2), Park Avenue (Route 12) Atwood Avenue (Route 5), and Plainfield Pike (Route 14). Most of these arteries serve the eastern part of Cranston. Reservoir Avenue is the major north/south connector, whereas Park Avenue is the primary east/west artery. Both offer good access to the Interstate highway network via their proximity to interstate 95 and local Rhode Island Route 10. As most of the densely populated areas of the city are fully developed, there is very little area available for large scale commercial construction, the former Narragansett Brewery site being the exception.

Cranston is in Providence County and is part of the "urban ring" that surrounds the State's capital city. Its population, per the U.S. Census, was 80,387 people, up by 1.4% over the 2000 Census. The city of Cranston is known for the quality of its city services, especially its public schools and the diversity of its neighborhoods. Overall, the city is acknowledged as a good place to live and work. The city serves as a home for long-time residents and for primary industries, which are the foundation of the State's economic health.

Howard Industrial Park

Developed in the early 1980's by the State of Rhode Island, the Howard Industrial Park contains a total land area of 190 acres, of which approximately 165 acres were made available for industrial development. Howard Industrial Park was planned and developed to provide prime sites for general industry, to create job opportunities for Rhode Island workers, and to improve the overall economy of the state. It has succeeded to fulfill all its objectives. Howard Industrial Park is now essentially fully developed and occupied. It boasts a variety of tenants that include: Tasca Automotive Group; RJ Carbone Co.; Masello Brothers; Airborne Express; Swarovski North America, LTD; WJAR Prata; Pepsi Cola; McGlaughlin & Moran Distributors; Wayne Distributors; and, the M. Solomom Casket Company. To achieve these goals, as well as to create industrial homogeneity, the Howard Development Corporation adopted protective controls. As presently developed, this centrally located park is now substantially developed and occupied by a wide variety of users on lot sizes that generally range in size from two to seven acres.

The park is strategically located off interstate 95 via Rhode Island Route 37. This central location is convenient to the major metropolitan areas of the State. Howard Industrial Park is viewed as being one of the more highly marketable industrial (business park) locations found within the State.

SITE/IMPROVEMENT DESCRIPTION

The subject site comprises approximately 16.74 acres of land area overlooking Interstate Route 95. The Property is located at the end of Goddard Road, which is a dead-end cul-de-sac as accessed off Slater Road. Slater Road in turn being the main entrance to the Howard Industrial Park as accessed from Pontiac Avenue. On the opposite site of Goddard Road is the RJ Carbone Wholesale Floral Distributors and at the Slater/Goddard intersection is the Tasca Truck Center.

While Goddard Road slightly inclines from Slater Road, the subject property's topography is level. The subject site has a relatively rectangular shape, fronts Goddard Road for approximately 653 linear feet, and is serviced by all public utilities.

The subject site is improved with three buildings, the main building identified as the former Donald Price Correctional Facility (Medium Security) and two inter-connected metal Butler-type buildings. The Donald Price building was constructed circa 1935 and the two metal buildings were constructed circa 1990. The Donald Price building is vacant and has been non-operational for the past ten (10) years. The two metal buildings are currently being utilized by the Department of Corrections for records storage and off-Pastore Center office space.

The main building (Donald Price) consists of masonry brick (concrete superstructure) construction and it contains a gross area of approximately 81,640 square feet. The first floor had been used for administrative purposes; the second and third floors as north and south barracks; the lower level (half above grade) as north and south barracks along with housing mechanical systems, laundry, and storage spaces; and the fourth floor providing for unfinished walk-up attic space. The second, third, and lower level floors also had high and low risk holding cells. Th elevator servicing the building was for the upper floors only (3,000 lbs. capacity). The electrical service constituted two, 800 -amp panel with air-conditioning provided by ductless wall units. The building was protected by a full wet sprinkler system that was installed in 2017.

The larger of the two metal buildings contains 14,125 square feet and was used for paper/file records. The attached 10,000 square foot building had provided for educational classrooms and

administrative space.

UTILITIES

The following public utilities are available and presently connected to the subject property.

- Water
- Sewer
- Electric
- Telephone
- Fiber Optic Cable

NOTE: ***The steam lines that currently service the Property from the Pastore Government complex will be severed at the property line by the State of Rhode Island in conjunction with the property transfer.***

TAX AND ASSESSMENT DATA

As of December 31, 2017, the subject property was assessed to State of Rhode Island, c/o Paul Bowen, Associated Director, P.O. Box 8268, Cranston, Rhode Island 02920. Assessments were as follows:

Land	$ 9,018,000
Building/Improvements	$13,498,700
Total Assessment	$22,516,700
Taxes	Tax Exempt

EASEMENTS

Normal utility easements are in place on the Property and are assumed to have no detrimental effect on its market value.

ZONING

The subject property is situated in the Industrial M-2 zoning district, which per the Cranston Zoning Ordinance, is a zone intended mostly for general industrial uses and in which residential and commercial/retail uses are typically prohibited. The M-2 zone requires a minimum lot area of 60,000 square feet for development purposes.

Permitted uses by right in the M—2 zone are wide ranging as exemplified, but not limited to, the following use types: municipal services; business/ professional offices; business/trade school; communication services/broadcast studio; crematory; medical/dental clinic; wholesale sales; brewery/distillery; data processing center; food/beverage processing; light manufacturing; research/development; mini/self-storage; solar power; and trucking terminal.

Other uses can also be permitted by special permit such as, by example, bank/financial institution; motel/hotel; motor vehicle repairs and light service; restaurant; container storage; heavy manufacturing; motor vehicle repairs and service; motor vehicle storage; and recycling facility.

FLOOD ZONE DATA

The Property is not located in a designated flood zone hazard area as depicted on the FEMA National Flood Insurance Rate Map entitled Community Panel # 4407CO427H dated October 2, 2015. According to the flood hazard map, the Property is situated within a Zone "X" non-flood hazard area. (see Addenda F)

TERMS AND CONDITIONS OF SALE

1. All right, title and interest conveyed by the State will be sold subject to the terms and conditions in the published notice of sale and those hereinafter set.

2. Proposals must include surety in the amount of five (5%) of the total gross sum bid by the offeror. Surety may be in the form of:
   a) A certified or cashier's check made payable to the "General Treasurer – State of Rhode Island.
   b) A bid bond payable to the "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.

3. The balance of the Purchase price shall be paid by bank or certified check or wire transfer payable to the General Treasurer – State of Rhode Island on or before May 30, 2020 or on a date that is mutually agreed upon by the successful proposer and the State of Rhode Island.

4. At the time of closing, a Bargain and Sale deed, in a form acceptable to the State Properties Committee, without covenants of warranty, will be delivered to the successful bidder on receipt of the full balance of the purchase price. If the purchaser shall fail to tender the balance of said purchase price on the closing date, the State of Rhode Island, at its option, may resell the property to the next highest bidder at the original sale who shall be able to comply with the terms of the sale without notice to the purchaser and without previously tendering a deed to the purchaser. Such resale shall not, however, release the defaulting purchaser from liability for breach of contract, and in case of such default the State of Rhode Island shall retain said deposit, whether or not the property is resold, without prejudice to any right to recover further damages or to pursue any legal or equitable remedy accruing by reason of such default.

5. At the time of closing, the steam heat lines serving the Property from the Pastore Government complex will be severed at the property line.

6. The Property will be sold "as is" by Bargain and Sale deed in accordance with statutory requirements. No warranty deed will be offered by the State. Any and all sales of surplus property are subject to the final approval of the State Properties Committee. The State of Rhode Island reserves the right to reject any and all bids. Any subdivision and deed filing requirements of the City of Cranston will be at the selected proposer's sole expense.

7. The successful bidder shall be responsible for the documentary deed stamps that are required to be affixed to the deed.

8. 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 of the subject property or consummation of the lease hereinafter described.

9. Interested parties may conduct a non-invasive structural inspection of the Property prior to the proposal due date. Offeror's interested in scheduling a non-invasive structural inspection / walk thru must contact Anthony Feole at (401) 462-3791.

10. No representations will or have been made by the State of Rhode Island that the subject 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.

11. The sale is made without representations, warranties, or guaranties regarding the title or any liens, encumbrances, attachments, levies, mortgages, easements, rights of way, occupancies, lease or other defects concerning said title.

12. This sale is subject to any and all of the following which shall notwithstanding the sale thereof constitute valid superior or prior liens on the premises: liens, encumbrances, condominium assessments and/or charges, attachments, levies, mortgages, easements, rights of way, occupancies, leases or other defects of title, liens and assessments, zoning regulations and rights of redemption under applicable law.

13. All submitted proposals are subject to the pre-emptive rights to the Property's (re)purchase by the City of Cranston pursuant to Title 37, Chapter 7, Sections 3 and 5 of the General Laws of Rhode Island, 1956, as amended and subject to the final approval of the State Properties Committee.

14. Any use of the subject property will be in compliance with "Appendix C," Title VI of the Federal Civil Right Act of 1964, as amended, i.e., without discrimination as to race, color, or national origin.

15. No billboard, sign, or other outdoor advertising devices shall be erected upon the subject property other than those indicating ownership or on-premise advertising and shall be subject to reasonable restrictions with respect to number, size, location, and design by regulation of the RIDOT and/or the Federal Highway Administration and subject to local zoning ordinances.

16. Any public utilities or municipalities having facilities under, over, or through the Property as of the date of its conveyance to the selected bidder shall have the right and easement to continue to maintain, operate, and renew their facilities within the Property.

17. All costs associated with responding to this Request for Proposals and/or producing written and oral clarifications of its contents will be the responsibilities of proposers. The State will assume no responsibilities or liabilities for these costs.

18. If applicable, the selected proposer will indemnify, save harmless and defend the Department of Corrections 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.

19. No environmental analyses of the property have been conducted. 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.

PART II
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

- Offerors 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 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 Bargain and Sale Deed 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 offeror 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 Offeror.

Surety may be in the form of:

- A certified or cashier's check made payable to the "General Treasurer: State of Rhode Island."
- 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). RIDOA serves 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 Offeror'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.

- 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 State reserves the right to cancel this solicitation unconditionally, at any time and without prior notice. Subsequently, notice of cancellation will be posted on the Division of Purchases' website. Upon cancellation, no further action by the State related to this solicitation is required. If cancelled, no potential or actual offeror has any recourse against the State."

PROJECT SCHEDULE

The following is the timetable for submission. Any dates and times listed elsewhere that conflict with this timetable are mistakes to be corrected by the offeror**.** Any phase and all subsequent phases in this timetable may be adjusted whenever uncontrollable conditions prevent the timely completion of a phase. The interval between any two phases may be change at the RI Department of Administration's discretion.

Phase I:	Date and Time
Pre-Proposal Conference:	**February 14, 2020 @ 2:00 p.m.**
Location:	Department of Administration One Capitol Hill, Providence 2nd Floor - Conference Room "B"

Offeror questions deadline:	**February 21, 2020**
Questions and responses posted on RI Division of Purchases website:	**February 26,2020,**
Phase II: Proposals Due:	**March 4, 2020 @ 10:00 A.M. (Proposals opened and acknowledged only**)

All questions regarding this Request for Proposals are to be **e-mailed** by 4:00 p.m. on **February 21, 2020** to:

Rhode Island Department of Administration
Division of Purchases
One Capitol Hill,
Providence, RI 02908
Gary.Mosca@purchasing.ri.gov

All questions and responses thereto shall be posted on the Division of Purchases website (as an addendum to the subject RFP) by 4:00 p.m. on **February 26, 2020**.

Be advised that all questions and responses shall be made public and shared with all offeror's, not only the offeror making the inquiry.

PART III

PROPOSAL FORM
RHODE ISLAND DEPARTMENT OF ADMINISTRATION

SALE OF EXCESS LAND AND IMPROVEMENTS, RI
PROPERTY IDENTIFIED AS THE DONALD PRICE CORRECTIONAL FACILITY
20 GODDARD DRIVE, CRANSTON, RI
REQUEST FOR PROPOSALS No. 7599928

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

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

Envelopes transmitting proposals must be clearly labeled on the outside: "REQUEST FOR PROPOSALS # 7599928, Sale of 16.74+/- Acres of Surplus Land and Improvements".

The deadline for receipt of proposals is **10:00 AM, March 4, 2020** at which time they will be publicly opened and read.

1. General 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 Proposal.

2. Financial Information

Credit: Please provide offeror's present credit rating information. Specify if other than Dunn & Bradstreet.

Financial: Briefly describe the offeror's financial status. Include bank and/or insurance references. Include a current statement of financial condition attested to by a Certified Public Accountant.

3. Letter of Transmittal

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

4. Supplemental Information

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

6. 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's compensation offer must be clearly indicated in the transmittal letter and must also be included with the proposal package.
- **The minimum bid to be accepted for the Property is Three Million Nine Hundred Thousand Dollars ($3,900,000).**
- Best and final offers may be requested. After receipt of initial bids, in the event of multiple offers, the State, in its sole discretion, reserves the right to conduct a "best and final offer" process with the top three (3) offerors (or two (2) if there are only two (2). If necessary, the State will provide further instructions for best and final offer submission to the top three (3) offerors.

7. Proposal Evaluation, Selection and Award Schedule

Proposals will be evaluated and scored by the RIDOA Review Committee. This Committee will forward its recommendation to the RIDOA Director who will, in turn, 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 March 4, 2020, the State will require a review period of approximately five (5) days. The State anticipates a proposal award within fifteen (15) days of the receipt of bids and a closing on the property approximately seventy-five (75) days thereafter. The State reserves the right to modify this schedule as it may suit the State's interests.

8. Offeror acknowledges that the State of Rhode Island may withdraw this Request for Proposals for any or no reason with or without notice. Offeror further understands that it bears the cost for any proposal without recompense from the State.

EVALUATION CRITERIA

Price Offered to The State of Rhode Island:	**100 POINTS**
Maximum Score (Total Points):	**100 POINTS**