

**DOWNTOWN GATEWAY PROJECT
PAWTUCKET, RHODE ISLAND**



REQUEST FOR PROPOSALS (RFP)
Acquisition & Development

Due Date: September 17, 2024 @ 5:00PM ET

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EXHIBITS (in document repository; link)

- Exhibit A Location Map & Photos**
- Exhibit B Site & Yield Study Concept |
Union Studio Architecture & Community Design; April 2024**
- Exhibit C Pawtucket Redevelopment Plan Amendments No. 15, 17 & 18**
- Exhibit D Survey | Tidewater Landing**
- Exhibit E Tidewater Landing Master Plan**
- Exhibit F Zoning Ordinance**
- Exhibit G Demolition Checklist**

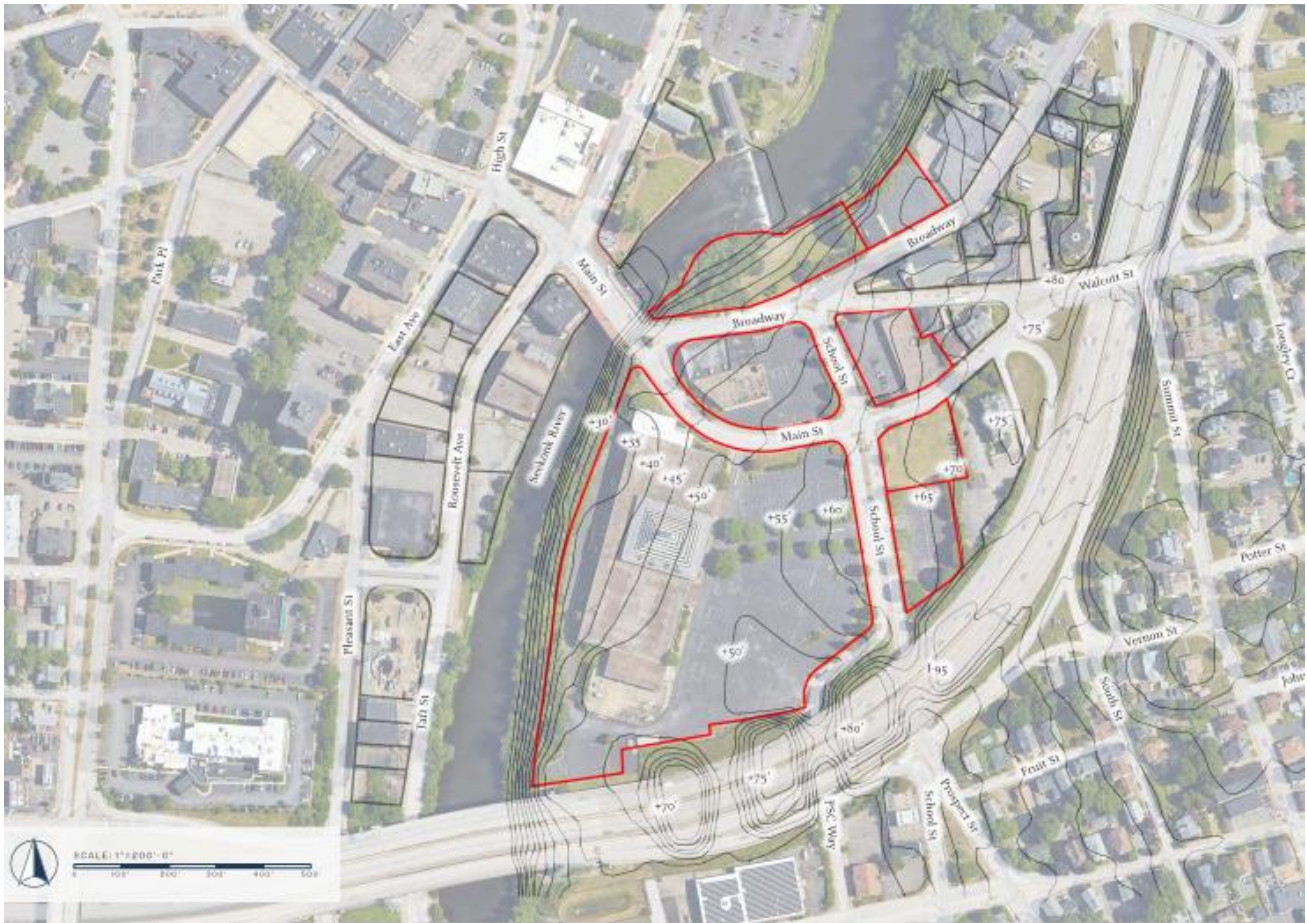
APPENDICES

- Appendix A Affidavit of Familial Relationship Disclosure**
- Appendix B Affidavit of Non-Collusion and Non-Conviction**

01. Introduction & Overview

The Pawtucket Redevelopment Agency (“PRA”), in coordination with the City of Pawtucket (“the City”) seeks development proposals for the Downtown Gateway Project.

The solicitation is the next step in the continued effort to redevelop approximately 20 acres located in the Pawtucket Redevelopment Area, as established under the City’s 1982 Pawtucket Redevelopment Plan.



The primary purpose of the Request for Proposals (“RFP”) is to select development partner(s) with demonstrated experience and capacity to help implement projects that best address the needs and goals of the community as described herein. Secondly, the request serves as a notice of the PRA’s intent to dispose of all or a portion of the project site, contingent upon approval by the PRA with all requirements of law governing disposition of real property by the PRA.

The Pawtucket Redevelopment Plan Amendment No. 18 included as Exhibit C, states: *The PRA and City intend for the Downtown Gateway Project to serve the primary purpose of enhancing Downtown Pawtucket for the Citizens of the City and State, to have coincident effect of allowing for economic development of surrounding properties and the revitalization of the riverfront.*

PAWTUCKET ECONOMIC DEVELOPMENT ACTIVITIES

This solicitation seeks to build upon over \$150 million in public/private investments made in recent years. The City of Pawtucket continues to see economic growth based on population trends, state and local planning and ongoing private investment.

Sociodemographic Characteristics and Trends

The City of Pawtucket has a population of approximately 77,062 individuals across 32,239 households and grew at a faster rate compared to Providence County and the Providence-Warwick, RI-MA metropolitan statistical area (“MSA”) from 2020 through 2023. The City has shown continued signs of rapid growth, with new residential development projects completed or proposed. Projections indicate that the City of Pawtucket population will grow by 1.0% over the next-five years, again faster than Providence County and the MSA. Given the recent development and the creation of the new commuter rail station during this timeframe, it is reasonable to expect that population growth will exceed these projections.

Pawtucket Commuter Rail-Transit Orientated Development Area (TOD)

Train service commenced in the summer of 2022 and the bus hub began operation at the end of 2022. The station sits on the Northeast Corridor, one of the most active segments of passenger rail in the nation. The station offers commuter rail access from Pawtucket to Boston via Massachusetts Bay Transportation Authority (MBTA) commuter rail service. Since the TOD was created in the last five years 800+ units of mixed income housing have either been completed, are under construction or are in the permitting process. These units are a combination of adaptive reuse of former mill buildings and ground up construction.

Ridership at the Pawtucket Central Falls Station continues to increase two months after the South Attleboro MBTA train station reopened following lengthy repairs, there appears to be no drop-off in ridership at the Pawtucket-Central Falls station, which opened while the South Attleboro station was closed. The expanded 440-spot parking lot in Pawtucket is filled daily with additional commuters accessing the station by biking, walking or parking off-site. The total boarding passengers in March 2023 was 439, compared to 701 in March of 2024 per RIDOT, who releases data on a quarterly basis.

Employment and Economic

The City of Pawtucket has recently become known as the distilling and brewing capital of Rhode Island which has not only provided local employment but is attracting visitors from around the country. There are several substantial job categories in Pawtucket with relatively high annual earnings, including Management, Legal, and Computer and Mathematical. There are over 2,000 jobs in the City in these occupations with median annual earnings of over \$97,000. The City has set aside \$8 million in ARPA funds to support small businesses throughout the City, but with a significant focus on Pawtucket’s downtown area.

Tidewater

Tidewater Landing is an unprecedented, once in a generation opportunity for Rhode Island and the City of Pawtucket. Following the loss of the Pawtucket Red Sox, Fortuitous Partners

responded to a Request for Proposals (RFP) in 2019 from Commerce RI and the City of Pawtucket. This Public Private Partnership (P3) has removed significant slum and blight, and completed the largest Brownfield remediation in the City's history. Construction of the first Phase (Phase 1A) is well underway; the final steel beam of the 10,500-seat stadium was set in June 2024. The City is currently negotiating the engineering contract for the Riverfront amenities including the riverwalk, public plaza space and the pedestrian bridge. Phase 1B will bring a minimum of 435 mixed income of housing units to the City as well as commercial, retail and restaurant space.

REQUEST FOR PROPOSAL OBJECTIVES

The PRA in partnership with the City is seeking development proposals to maximize the highest and best use of the site while simultaneously activating the riverfront and creating public recreation spaces. Proposals are being sought to develop – all or in part – the parcels as defined in a manner consistent with the Objectives and Guidelines defined further in Section 03.

The overall area subject to this RFP is of a significant scale, holds a central urban location and provides an opportunity to reshape Pawtucket for generations. As such, this process will likely illuminate opportunities to connect private interests and investment with public goals. Potential changes will seek to enhance existing businesses and stakeholders and support new development and to eliminate blight. Given the relatively open nature of this RFP and the opportunities contained within this process, the solicitation and selection process will be flexible. The PRA is intending to identify thoughtful, capable and proven Respondents that can help implement the overall vision and help catalyze the redevelopment of the overall area.

Shortly after their selection, the selected Respondent(s) to this RFP will be expected to enter into a Memorandum of Understanding (the "MOU") outlining their tasks, timelines and responsibilities going forward. Given the variability of potential proposals, the MOU will be adapted to the particular needs of the proposed area and use. One or more Respondents may be selected to enter into MOUs given the scale and breadth of the subject parcels.

It is intended that the MOU will form the basis for a definitive development agreement, which will set forth the developer's obligations to complete its proposed project and will accompany, as a condition precedent to closing, a Purchase & Sale Agreement or a Long-Term Ground Lease with the selected developer(s). Such definitive agreements will contain provisions returning site control and/or fee ownership to the PRA, at the PRA's discretion, if the development is not completed pursuant to the terms of the Development Agreement.

The PRA has attempted to be as accurate as possible in this RFP but is not responsible for any unintentional errors herein. No statement in this RFP shall imply a guarantee or commitment on the part of PRA as to potential relief from state, federal or local regulation. The PRA reserves the right to cancel this RFP at any time until proposals are opened or reject all proposals after the proposals are opened if it determines that it is in the best interest of the PRA/City to do so. The PRA reserves the right to waive any informalities.

02. Subject Property

The disposition properties subject to this RFP, known generally as the Pawtucket Redevelopment Area is comprised of approximately 20 acres in downtown Pawtucket under the control of the Pawtucket Redevelopment Agency. Respondents are expected to consider projects that incorporate a single parcel, multiple parcels, a combination of parcels or all parcels:

Address	Assessors Map	Square Feet
46 Main Street	Plat 23, Lot 0541	23,634
10 School Street	Plat 23, Lot 0542	29,479
33 Main Street	Plat 23, Lot 0562	31,797
101 Main Street	Plat 23, Lot 0670	57,063
100 Main Street	Plat 23, Lot 0553	395,960
Broadway	Plat 22, Lot 0287	50,965
68 Broadway	Plat 22, 0301	24,008

The Property is located within a mile of the new Pawtucket/Central Falls MBTA Transit Station, and within .5 miles of on/off ramps for Interstate 95 North and South. Portions of the site are highly visible from Interstate 95 North and South.

The district is directly adjacent to the comprehensive Tidewater Landing project and related soccer stadium. (Please see Exhibit E.)

The area is defined as the Downtown Gateway Project within the Pawtucket Redevelopment Area, as established under the City’s 1982 Pawtucket Redevelopment Plan (Exhibit C.)

EXISTING CONDITIONS

Existing Buildings/Demolition

The subject parcels consist of previously developed properties that exist as current paved parking lots, recently demolished structures or current buildings. As a part of the development of the overall site, the PRA has already taken action to facilitate demolition of buildings located at 33 (recently demolished) and 100 Main Street (former Apex store). For the successful Respondent for areas impacting those parcels, it is anticipated that the timing and responsibility of any remaining demolition will be captured within the Development Agreement.

In an effort to expedite the demolition of 100 Main Street/Apex, the City and PRA have already conducted Environmental Site Assessments properties. These reports are available via written request.

The PRA is prepared to work with the successful respondent to navigate the demolition process consistent with the appropriate checklist (attached as Exhibit G) and guidelines. Due

to the prominence of the buildings and location with City of Pawtucket, public hearings may be required.

For the parcel located at 68 Broadway, the former Manning-Heffern Funeral Home, the City has completed Phase I and Phase II Environmental Site Assessments to support redevelopment. Respondents may propose to retain and rehabilitate the structure consistent with the general footprint or demolish and build a new structure at their own cost.

Roadways & Sidewalks

As illustrated in *Exhibit. D Yield Study*, there may be opportunities to reposition the infrastructure and or transportation pattern to best support the proposals and best interests of the PRA/City. At current, there is no approved or accepted plan to alter, relocate nor adjust any of the existing roads or sidewalks.

The current roadway and pedestrian pattern was established over many years to support decades of past uses. The existing infrastructure may not best reflect the goals and objectives outlined herein nor best complement significant recent activities such as the development of the Stadium or the transit station (MBTA/RIPTA) station.

The RFP allows for Respondents to propose adjustments that may best support the potential development and allow for achievements of the stated goals and objectives.

The PRA, City and/or other public agencies having jurisdiction make no commitments to approve nor to provide funding for infrastructure. Steps to evaluate options may be included as part of the outcome of a Development Agreement/MOU with selected Respondent(s).

Utilities

The following utilities exist on site or in adjacent rights-of-ways:

- Water Pawtucket Water Supply Board
- Wastewater Narragansett Bay Commission
- Electric Rhode Island Energy
- Natural Gas Rhode Island Energy

Given the central urban location, there are several areas of concentrated utility infrastructure. This includes Narragansett Bay Commission’s Combined Sewer Overflow (CSO) system and tunnels and a large utility duct bank. It is intended that no active, vertical development will take place within these easements.

For detail and location of easements, please see Exhibit D. Survey.

Environmental/Hazmat

Environmental Site Assessments were conducted on the properties. Findings are included in the Pawtucket Redevelopment Plan Amendment No. 15 (*Exhibit C*). Additional investigation is

anticipated as part of any development plan, as is common in many urban settings. Environmental Reports are available upon written request.

Historic

Areas of the Gateway District contain historic oversight and constraints. Per local ordinance, the parcels are not located within the Local Historic District, however based on the age of construction would require a meeting with the Historical District Commission. The following lists designations and constraints, by Parcel:

Address	Historic Designation
46 Main Street	Not part of Local Historic District
10 School Street	Not part of Local Historic District
33 Main Street	Not part of Local Historic District
101 Main Street	Not part of Local Historic District
100 Main Street	Not part of Local Historic District – HDC review required for demolition, 6- month timeframe per local ordinance.
Broadway	Not part of Local Historic District
68 Broadway	Not part of Local Historic District - HDC review required for demolition, 6- month timeframe per local ordinance.

Zoning

The subject properties are located in either the Riverfront Commons District (RCD) or Riverfront Mixed Use District (RD3).

Address	Zoning
46 Main Street	RCD
10 School Street	RCD
33 Main Street	RCD
101 Main Street	RCD
100 Main Street	RCD
Broadway	RD3
68 Broadway	RD3

The selected Respondent is expected to conduct a zoning analysis to understand applicable density and necessary approvals needed to proceed with the proposed design. The current zoning should be seen as a guideline for the proposals, however respondents may propose rezoning in proposals if required.

Zoning Ordinance is available in Exhibit F.

Parking

It is anticipated that any proposed development will contain its own reasonable parking requirements. This aspect will likely be included in the initial MOU for successful Respondents.

Riverfront

The Seekonk River runs along the Southern and Western edge of some of the subject parcels. Any development taking place within this zone will need to adhere to riparian regulations including but not limited to:

- RI Coastal Resource Management Council - <http://www.crmc.ri.gov/applicationforms.html>
- Army Corps of Engineers - <https://www.nae.usace.army.mil/Portals/74/docs/regulatory/StateGeneralPermits/RI/Rhode-Island-General-Permit.pdf>

For more detail on the subject Gateway sites, please see *Exhibit A. Location & Site Photos* and *Exhibit D. Site Survey*.

Document Repository

Additional information contained in listed Exhibits are available via a Document Repository:

<https://pawtucketri.gov/downtown-gateway-project-rfp/>

03. Development Objectives & Guidelines

OBJECTIVES

- Revitalize the Downtown Gateway by replacing current vacant, underutilized and blighted buildings and land areas with active uses – built for the decades to come and to reflect current and recent local investments.
- Provide economic benefit to the City via purchase price/lease agreement.
- Grow the City’s tax base and increase City revenue streams.
- Establish a framework for investment, economic development and job growth.
- Complement downtown and the newly established Tidewater Landing development, soccer stadium and other new investments.
- Connect to existing amenities and infrastructure including the Slater Mill, parks and the Riverfront.
- Enhance existing local business.
- Forge connections through the district and to the MBTA station.
- Restore physical and visual connections to the Riverfront.
- The PRA and City are committed to the inclusion and Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Disadvantaged Business Enterprises (DBE) and encourage the use of firms, as outlined by the State of Rhode Island Division of Equity, Diversity & Inclusion.
- Replace and revitalize blighted and outdated buildings with new, code compliant and energy efficient structures.
- Proposal objectives and requirements are informed by the 1982 Redevelopment Plan and subsequent amendments contained in *Exhibit C. Redevelopment Plan*. The document states: *The PRA and City intend for the Downtown Gateway Project to serve the primary purpose of enhancing Downtown Pawtucket for the Citizens of the City and State, to have coincident effect of allowing for economic development of surrounding properties and the revitalization of the riverfront.*
- Provide an attractive and inviting “front door” to the City from Interstate 95
- Overall, per *Exhibit C*, the Gateway district must include:
 - Recreational component. This may include, but not be limited to, play structures, splash pads and/or other public recreation spaces.
 - Reactivating the Seekonk and Blackstone Rivers by providing riverfront access. Proposals should include a greenway along the river, with pedestrian connections to the south along the river, to the Tidewater redevelopment.
 - Encourage pedestrian and bicycle links to other connections points throughout the City.
 - Create and/or preserve jobs by creating employment opportunities and catalyzing economic development opportunities in areas adjacent to the Project.

YIELD STUDY

Exhibit D. includes a Yield Study/Concept Plan that was completed by Union Architecture & Community Design as part of the drafting of this RFP. The graphic is included to provide a vision that reflects many elements of the Objectives, as described. **The graphic is not intended**

to be prescriptive. The street pattern and layout of the parcels and blocks are not approved by agencies having jurisdiction, the PRA nor the City. The plan is neither permitted nor in process. The image and Exhibit are provided **as reference ONLY** and to reflect the potential density, mix of uses, current zoning, connectivity within and through the District, green space, road realignment and potential to connect and complement adjacent centers of activity. The plan also reflects the potential to utilize key easement areas as passive and transportation in lieu of active, vertical construction.

GUIDELINES

Proposals will be evaluated based on the extent to which commitments are made to achieve specific Development Guidelines without compromising the economic viability of the proposed development. Guidelines are consistent with the Pawtucket 2017 Comprehensive Plan.

- Stormwater shall be managed in accordance with low impact design standards, consistent with the Rhode Island Stormwater Manual.
- Parking and Pedestrian Access
- Design should consider street-oriented architecture that supports a walkable urban development.
- Overall development should include a mix of residential, commercial, hospitality and recreational uses.
- Proposal should consider best practices in low impact design, resiliency and energy efficiency.

04. Process & General Timeline

Responses to this RFP are due by no later than 5:00pm **September 17, 2024**. (Please see further details in **Section 07 RFP Schedule & Logistics**).

Proposals submitted will be subject to review and recommendation by the Selection Committee and/or selected assigns, followed by conditional approval by the PRA.

Upon conditional approval, the selected developer will enter into a negotiated Development Agreement/Memorandum of Understanding. It is the intent of the PRA to enter into a contingent Development Agreement/Memorandum of Understanding between the PRA and the selected developer(s). The document will include a timeline addressing the tasks, general terms, responsibilities and expectations moving forward for both parties.

05. Submission Requirements

A valid response to this RFP must include all submission requirements as defined herein (A. through P.), complete with the notarized Affidavit of Non-Collusion and Conviction (Appendix A.); and notarized Affidavit of Familial Relationship Disclosure (Appendix B.).

The following information shall be submitted. Omission of any of the required information may lead to a determination that the proposal is incomplete.

Respondents may designate sections or specific information as CONFIDENTIAL to the extent that they include trade secrets or commercial or financial information that is of a privileged or confidential nature; however, disclosure is ultimately at the discretion of the PRA and or the City.

Please provide the following items, as listed:

A. Introduction/Development Team

Outline of the development team and organization structure, including at minimum, the developer, architect, management/sales company, builder, financial partner(s) and any other key consultants for the proposed development. Resumes or bios for each key individual is recommended.

Please clearly indicate the lead/primary/developer role. A primary contact person for the developer must be noted.

Please indicate any firms that are MBE/WBE Certified per the regulations promulgated by the State of Rhode Island Division of Equity, Diversity, and Inclusion.

A description of any lawsuits brought against the primary developer or its Principals in courts situated within the United States within the past five years should also be included.

B. Team Qualifications, Experience & References

List and description of key project experience. Please highlight projects that include development that represents the program being proposed.

Please outline regional or local work.

Please outline experience and past success with Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Disadvantaged Business Enterprises (DBE).

Respondents shall also furnish three (3) current references including names, addresses, e-mail addresses, phone numbers, and primary contacts.

C. Development Plan

If the proposal only seeks to include the parcel located at 68 Broadway, please outline general use within the existing building footprint and any significant adjustments and/or alterations to the building.

Program and use, as proposed, and a thorough explanation of reasoning.

Location and approximate size of proposed buildings or significant aboveground structures on the subject parcels. Please include a conceptual Site Plan which capture all legal parcels included in this RFP and a graphic denoting the area of impact of the proposed component.

Please indicate location and orientation of all structures and their proposed uses identifying gross square footage of floor areas and number of stories (approximate).

If residential/mixed use, please provide unit matrix:

- Approximate number of units
- Unit types (unit mix (approximate), rental, for-sale)
- Affordability and/or age restrictions/approximate price points of for-sale or rental units

If hospitality/lodging, please outline number of keys, amenities and price points.

- D. Parking areas and number of spaces. Please describe ratios (spaces per square foot, spaces per unit, overall number) and illustrate location/scale on Site Plan.
- E. Public access areas, including rights of way for public use and connectivity through the parcel or to the Riverfront (if applicable).
- F. Proposed project phasing, if any.
- G. Please list any adjustments to the existing legal parcel lines including merging of lots, subdivision or related.
- H. Please list and illustrate any proposed adjustments to the existing infrastructure, including:
 - Roadways (width, direction, signaling, curb cuts)
 - Sidewalks
 - Utilities (per provide Survey in Ex. D.)
- I. Please outline key resilient development and green building strategies as well as anticipated renewable and energy efficiency incentives, if any.
- J. Please list any identified areas of relief on existing Zoning, including need for a Special Permit.
- K. Please list any identified areas of relief or approvals related to historic constraints.

L. Please list and illustrate on Site Plan any signage that exceeds 10 feet in height or 10 feet in width.

M. Implementation Plan & Schedule

The proposal must include a description of how the plan will be implemented, including but not limited to:

- Preliminary development schedule for all elements of the Plan, including key milestones, financing benchmarks, engineering, entitlements, permitting and construction.
- Any phasing or sales requirements for the construction should be noted.
- Please include any contingencies that may impact the schedule, including and schedule contingencies due to potential funding sources.

N. Financial Strategy

Please provide the following information (understanding that the numbers will be conceptual at this stage of the project):

- Order of Magnitude Budget including all anticipated project costs (Acquisition, Hard Costs and Soft Costs).
- Order of Magnitude Sources of Funding/Capital Stack (Senior Debt, Equity, Subsidy (Tax Credits, Grants, Low Interest Loans, Grants, Other Sources)).
 - Please briefly explain the financing approach as outlined in the Capital Stack.
 - Please indicate any significant funding gaps anticipated and potential strategies to address the gaps.

O. Operational Plan

General overview of approach for property management, condominium regime, structure an in regard to areas of site maintenance and common areas.

P. Purchase Price and/or Lease Proposal

Please outline the potential offered price to purchase the subject land/building area or the long-term ground lease terms for the proposed land area.

06. Evaluation of Proposals/Scoring

A valid response to this RFP must meet all minimum submission requirements as defined in Section 05.

The Selection Committee and/or their assigns shall then complete a scoring for each proposal based upon the following scoring matrix. As outlined above, upon Respondent selection, it is the intent of the PRA to enter into a Development Agreement/Memorandum of Understanding between the PRA and the selected developer. If a Development Agreement/Memorandum of Understanding cannot be completed, the PRA will move onto the next highest ranking RFP response and so on, until an agreement can be reached. As noted, one or more Respondents may be selected to enter into a Development Agreement/MOU given the scale and breadth of the subject parcels.

The selection will be made based upon the following scoring criteria:

	Points
Adherence to the Development Objectives & Guidelines as outlined in Section 03	25
Economic benefit to the City, including but not limited to the Price or Lease proposal, potential real estate property taxes and other economic and fiscal benefits to the City.	25
Overall Team experience with similar real estate development projects including local/regional projects, income-restricted, age-restricted, for-sale and cottage/pocket neighborhoods. Demonstrated ability to complete successful projects. Demonstrated success and participation with Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Disadvantaged Business Enterprises (DBE).	20
Financial Strategy and acceptability of defined contingencies	15
Proposed Schedule and acceptability of defined contingencies	5
Team References	5
Operational Plan	5
Total Points	100

The points will be tallied as a total of a possible 100 points.

07. RFP Schedule & Logistics

SUBMISSION DEADLINE AND REQUIREMENTS

To comply with this RFP, 1 USB/flashdrive, 1 original hard copy, plus an additional 7 copies shall be submitted to the PRA at the following address:

Downtown Gateway Project Pawtucket, Rhode Island
ATTN: Bianca Policastro, PRA Director
137 Roosevelt Avenue, Suite 100
Pawtucket RI 02860

Proposals should be marked “Downtown Gateway Project Pawtucket, Rhode Island” and must include all required documents. The deadline for submitting proposals either in person or by mail is 5:00 p.m., September 17, 2024.

SCHEDULE (APPROXIMATE AND SUBJECT TO CHANGE)

- RFP Released..... July 15, 2024
- Site Visit (not Mandatory) August 5 10:00AM
- Questions Due..... August 13 by 5:00PM
- Questions Answered..... August 22
- RFP Responses Due..... September 17 by 5:00PM
- Interviews, as needed Week of Sept. 23 + Sept 30
- Selection of Developer..... October 2024

Late proposals may not be accepted. Any proposals received after the date and time specified in this RFP may be rejected as non-responsive, and not considered for evaluation subject to the PRA’s sole discretion.

Proposals submitted to the PRA will become property of the PRA. After opening, all proposals become public documents and are subject to the requirements of the State law.

Respondents may designate sections or specific information as CONFIDENTIAL to the extent that they include trade secrets or commercial or financial information that is of a privileged or confidential nature; however, disclosure is ultimately at the discretion of the PRA and or the City.

SITE VISIT

A site visit will be held for Respondents on August 5th at 10:00AM. The site visit will not be required nor mandatory and will allow interested parties to independently walk the site (not interiors of existing buildings). Interested parties will gather at the entrance to 100 Main St. and be asked to sign-in. After sign-in, they will be allowed to independently tour

the exterior of the subject parcels. Site visits to 68 Broadway, the former Manning-Heffern Funeral Home will be conducted on August 5th for walk throughs only.

It is the intent of the process to seek that any and all questions be submitted in writing, captured and published per the Questions & Answers procedures below. As such, the site visit will not include a discussion or Q&A format.

QUESTIONS & ANSWERS

Any questions shall be submitted via email to Timothy Chapman, PRA Attorney Chapman@eplaw@necoxmail.com and Bianca Policastro PRA Director bpolicastro@pawtucketri.gov with the Subject Line Item: Downtown Gateway Project Pawtucket, Rhode Island no later than 5:00 PM on August 13th.

Those submitting questions must include their name, address, telephone number and email address with any questions.

An addendum with questions and answers will be published/posted on the City's website under the Downtown Gateway Project bid page by noon **August 22nd** as an addendum to this RFP.

The bid along with any addenda will be posted here: <https://pawtucketri.gov/downtown-gateway-project-rfp/>

Disclaimer: The PRA will attempt to communicate any changes/addenda to this RFP; however, it is the Respondent's responsibility to check the City's website regularly for any updates, corrections, or information about deadline extensions.

08. Terms & Conditions

Terms and Conditions

- Any exercise of the PRA's rights pursuant to the terms and conditions shall be made in coordination with the City.
- The preparation and submission of all proposals by any person, group or organization is totally at the expense of such person, group or organization. Proponents shall be responsible for any and all costs incurred in connection with the planning and development of the Property. The PRA shall not be liable for any such costs nor shall be required to reimburse the applicants for such costs.
- Assumption of Risk. The PRA accepts no financial responsibility for costs incurred by Respondents in responding to this Request for Proposals. Respondents are responsible for any and all risks and costs incurred in order to provide the Town with the required submission.
- Public Property. Proposals submitted to the PRA will become property of the PRA. After opening, all proposals become public documents and are subject to the requirements of the State law.
- Negotiations. The PRA reserves the right to negotiate for changes to the selected proposal. These negotiations may encompass values described in the Request for Proposal, as well as values and items identified during the Request for Proposal and negotiation process. On the basis of these negotiations, the PRA may decline to sell the property even after the selection process is complete and negotiations have begun.
- Reservation of Rights. The PRA reserves the right to postpone or withdraw this RFP; to accept or reject any and all proposals; to modify or amend the terms of this RFP through an addendum; to waive any informality, and to interview, question and/or hold discussions regarding the terms of any proposal received in response to this RFP. The PRA reserves the right to cancel a sale for any reason. The PRA reserves the right to select the next highest ranked proposal, if timely agreement cannot be reached and the initially Successful Respondent is unable to proceed in a timely manner or otherwise fails to satisfactorily perform then the PRA can exercise their right to proceed with the next respondent. The PRA reserves the right to waive any requirement or restriction set forth in this RFP or conveyance documents, if such waiver is deemed appropriate by The PRA, in its sole discretion.
- Changes to Program. The PRA reserves the right to change aspects of the development program outlined in this RFP, using its best judgment as to the needs of the program and

the furtherance of its mission, provided that the rights of the Respondents are not prejudiced.

- While the PRA has conducted a title examination of the property, the PRA makes no warranty or representations as to its accuracy and recommends that Respondents conduct their own title examinations at the appropriate time.
- No Broker Fees. No real estate broker fees or agent sales commissions will be paid by the Pawtucket Redevelopment Agency or City of Pawtucket in connection with the sale of this property.

Compliance Review

- Tax Delinquency Review. The City of Pawtucket Finance Department or its consultant will conduct a review of the selected Respondent's property tax history. The selected Respondent cannot be delinquent in the payment of taxes on any property owned within the City of Pawtucket. The selected Respondent must cure any such delinquency prior to the conveyance of the Property.
- Water and Sewer Review. Narragansett Bay Commission and the City will conduct a review of the selected Respondent's water and sewer account(s). The selected Respondent cannot be delinquent in the payment of water and sewer charges on any property owned within the City of Pawtucket and, if found to be delinquent, must cure such delinquency prior to the conveyance of the Property.