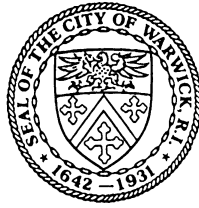


Patricia A. Peshka

Purchasing Agent



Frank J. Picozzi

Mayor

City of Warwick
Purchasing Division
3275 Post Road
Warwick, Rhode Island 02886
Tel (401) 738-2013
Fax (401) 737-2364

The following notice is to appear on the City of Warwick's website Tuesday, March 15, 2022. The website address is <http://www.warwickri.gov/bids>.

**CITY OF WARWICK
PROPOSALS REQUESTED FOR**

RFP2022-272 Sale of Former John Wickes School Building & Property Plat 347, Lot 476

Specifications are available in the Purchasing Division, Warwick City Hall, Monday through Friday, 8:30 AM until 4:30 PM on or after Tuesday, March 15, 2022.

A non-mandatory tour of Former John Wickes Elementary School grounds will be held on Tuesday, April 5, 2022 at 10:00 AM at the site.

Sealed bids will be received by the Purchasing Division, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island 02886 up until **4:00 PM**, Monday, May 2, 2022. The bids will be opened publicly on the same day in Council Chambers at the Public Properties Committee meeting.

Awards will be made on the basis of the highest bid.

Please note that no proposals can be accepted via email or fax.

Individuals requesting interpreter services for the hearing impaired must notify the Purchasing Division at 401-738-2013 at least 48 hours in advance of the proposal opening date.

Original Signature on File

Patricia A. Peshka
Purchasing Agent

PLEASE COMPLETE ALL FORMS & SUBMIT WITH YOUR PROPOSAL

ALL BIDS SHOULD BE SUBMITTED WITH ONE (1) ORIGINAL AND ONE (1) COPY IN A SEALED ENVELOPE, WHICH SHOULD READ: *YOUR COMPANY NAME* PLAINLY MARKED ON THE EXTERIOR OF THE SEALED ENVELOPE AS WELL AS “RFP2022-272 SALE OF FORMER JOHN WICKES SCHOOL BUILDING & PROPERTY PLAT 347, LOT 476

COMPANY NAME: _____

COMPANY ADDRESS: _____

RI SECRETARY OF
STATE INCORPORATION DATE: _____

BIDDER'S SIGNATURE: _____

BIDDER'S NAME (PRINT): _____

TITLE: _____ TEL. NO.: _____

EMAIL ADDRESS: _____

**CITY OF WARWICK
NOTICE TO BIDDERS**

RFP2022-272 Sale of Former John Wickes School Building & Property Plat 347, Lot 476

If you received this document from our homepage or from a source other than the City of Warwick Purchasing Division, please check with our office prior to submitting your proposal to ensure that you have a complete package. The Purchasing Division cannot be responsible to provide addenda if we do not have you on record as a plan holder.

Proposals received prior to the time of the opening will be securely kept, unopened. No responsibility will be attached to an officer or person for the premature opening of a proposal not properly addressed and identified. No proposals will be accepted via facsimile or email.

All sealed bids will be opened and read aloud by the Public Properties Committee.

Should you have any questions, please contact Tom Kravitz, City Planning Director, Warwick Planning Department, City of Warwick, 3275 Post Rd., Warwick, RI at 401-921-9683.

All proposals should be written in ink or typed. If there is a correction with whiteout, the bidder must initial the change.

Negligence on the part of the bidder in preparing the sealed BID proposal confers no rights for the withdrawal of the proposal after it is open.

The IRS Form W-9 available on www.warwickri.gov should be completed and submitted with the proposal if the bidder falls under IRS requirements to file this form.

The contractor must carry sufficient liability insurance and agree to indemnify the city against all claims of any nature, which might arise as a result of this effort to sell City property.

The successful bidder must adhere to all City, State and Federal Laws, where applicable.

GENERAL BACKGROUND & SITE INFORMATION

John Wickes Elementary School Building and Grounds - Plat 347, Lot 476.

The City of Warwick is seeking to sell the vacant John Wickes elementary school property.

Process (please read this section carefully)

The City's intention is to sell the property for development in order to generate tax revenue for the City in addition to providing housing opportunities, and open space. The City will consider proposals to reuse the site for residential housing units commensurate with housing density of the surrounding neighborhood in accordance with the A-7 zone district. Bidders who intend to bid a higher price than that of an A-7 density yield by pursuing zoning relief through an overlay or variance, shall do so at their own risk. The deed for conveyance shall be recorded prior to the submission of any land development application.

This is an "As is" fee simple sale to the highest, sealed bidder. Should the highest bidder withdraw at any point in the process prior to closing, the second highest bidder will be pursued by the City.

Location

The property address is 50 Child Lane. It consists of +/- 10.38 acres and is surrounded entirely by single-family residences. The site is in close proximity to the T.F. Green Airport which lies roughly 1,500 feet to the northwest.

Floodplain

The site is not located within a flood zone.

Soils

The site is predominantly comprised of udorthents urban land (UD) complex soils. A map is depicted in Figure 1.

Wetlands/Topography

While there do not appear to be wetland features on the property, the western fringe of the property may be subject to wetland jurisdictional buffers according to the Rhode Island Geographic Information System. A map is depicted in Figure 2.

Environmental reports / Asbestos Abatement

With respect to existing, vacant school building on site, a detailed analysis of asbestos and estimated removal cost estimate has been included with the RFP. See enclosed GZA Geo Environmental, Inc., report.

Utilities

The site is serviced by municipal water, sewer, and gas service.

OTHER TERMS, CONDITIONS AND REQUIREMENTS

- The City assumes no liability for any fees, costs or expenses incurred in connection with the preparation and/or submission of the bid response by the applicant, or for any other fees, costs or expenses incurred prior to the selection of an applicant.
- All information in this bid is believed to be complete and accurate. However, it is the applicant's sole responsibility to conduct its own due diligence and verify all factual statements contained herein.
- **Indemnification Regarding Hazardous Materials:** Release of the City of Warwick from any liability for any release, discharge or existence of any hazardous materials on the subject property.
- All costs and responsibilities for surveying, obtaining any and all necessary Municipal, State and/or Federal approvals, releases for any easements, covenants or any other restrictions on either of the subject properties shall be the responsibility of the applicant.
- The successful bidder is responsible for conducting a comprehensive boundary survey and "title search" for the property.
- All regulations and requirements for compliance with any and all proposed zoning uses can be found in City of Warwick Zoning Ordinance.
- Bidder shall submit a deposit of \$100,000 which represents 1.8% of the subject property value inclusive of land and buildings. Highest bidder deposit shall be withheld and applied to the purchase price of the property. All other deposits shall be returned to each respective low bidder.

DESIRED STATEMENT OF QUALIFICATIONS

- Certified financial statement or certified audit demonstrating the applicant's financial wherewithal to purchase the property and deliver funds.
- List of other similar projects developed and or managed by the applicant.
- Listing of any actions taken within the last ten (10) years by any regulatory agency involving the firm or its agents or employees.
- Listing of any litigation within the last ten (10) years involving the firm or its agents or employees with respect to any work performed.
- **Certificate by Corporate Authority to Sign Consent:** A true copy, including an attached corporate seal, authorizing the applicant to sign all bid documents, including all certifications and releases on behalf of his/her corporate entity and to bind said entity relative to these documents (Attached).
- **Withdrawal of Proposal** Any applicant may withdraw their proposal at any time prior to the deadline established in the RFP. Those wishing to withdraw a proposal must provide a written authorization and/or acknowledgement signed by a corporate authority that the proposal is being withdrawn and that the City of Warwick is not held responsible for any damage as a result of the proposal withdrawal.

CERTIFICATION OF CORPORATE AUTHORITY TO SIGN CONSENT

I, _____ Certify that I am secretary of the corporation named in the attached bid: that _____ who signed said bid on behalf of the Contractor/Proposer was then _____ Of said corporation; that I know his/her signature; that his/her signature thereto is genuine and that said proposal was duly signed, sealed and executed for and on behalf of said corporation by authority of its governing body.

Signed under the pains and penalties of perjury,

(CORPORATE SEAL)

(Secretary)

(Date)

NON-COLLUSIVE AFFIDAVIT

State of _____)

ss.

County of _____)

being first sworn, deposes and says:

That he/she is _____

(an employee, partner or officer of the firm of, etc.)

The party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said Proposer or bidder has not colluded, conspired, connived or agreed directly or indirectly, with any bidder or person, to put in a sham bid or proposal or to refrain from bidding or proposing, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid / proposed price or affiant or of any bidder or Proposer, to or fix any overhead, profit or cost element of said bid price, or of that of any other bidder or Proposer, or to secure any advantage against the City of Warwick, Rhode Island, or any person interested in the proposed contract, and that all statements in said proposal or bid are true.

Signed under the pains and penalties of perjury,

Signature _____

Bidder / Proposer _____

Title _____

Subscribed and sworn to before

Me this _____ day of _____, 20_____.

Notary Public

My commission expires _____

(PRICING SHEET WILL NOT BE CONFIDENTIAL. TO BE READ ALOUD BY THE CITY PROPERTIES COMMITTEE)

PROPOSAL AND CONTRACT FORM

TITLE OF SPECIFICATION: RFP2022-272 Sale of Former John Wickes School Building & Property Plat 347, Lot 476

LOCATION OF SPECIFICATION: <http://www.warwickri.gov/bids>

I. PROPOSAL:

WHEREAS, the CITY OF WARWICK has duly asked for proposals and sealed bids for purchase of the above-referenced property.

This offer will remain open and irrevocable until the CITY OF WARWICK has accepted a bid for the property.

The bidder agrees that acceptance by the CITY OF WARWICK will transform the proposal into a contract. This proposal and contract will be secured by Bonds, if required by the specifications.

PLEASE INDICATE THE PURCHASE PRICE BELOW

\$ _____
PRICE WRITTEN IN NUMBERS

_____ DOLLARS
PRICE WRITTEN IN WORDS

\$100,000 DEPOST SUBMITTED _____ Yes _____ No

JOHN WICKES ELEMENTARY SCHOOL SITE



Figure 1. Soils map

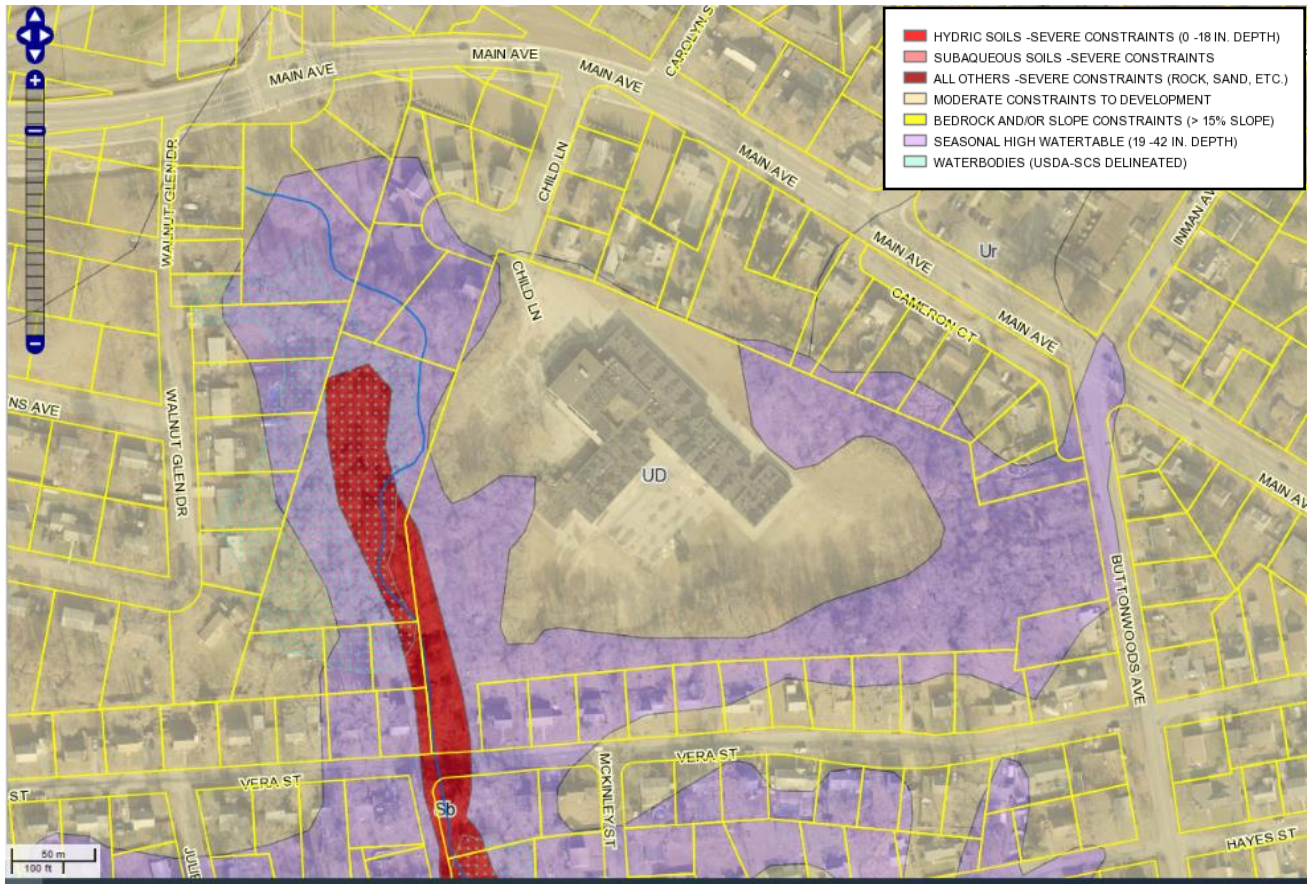


Figure 2. Wetlands map



Single family – by right CONCEPT ONLY (Does not represent accurate unit count or desired road layout)

