

# **CITY OF NEW BEDFORD**

**Jon Mitchell, Mayor**

**City of New Bedford City Council Property Committee  
Ian Abreu, President New Bedford City Council**



**REQUEST FOR PROPOSALS #  
Disposition and Development  
FIRE STATION #3  
834 Kempton Street  
New Bedford, Massachusetts**

**RFP Issued:**

**Proposal Deadline:**

**Prepared by:**

City of New Bedford  
Office of the Mayor



**CITY OF NEW BEDFORD  
MASSACHUSETTS  
Advertisement  
REQUEST FOR PROPOSAL #**

The City of New Bedford is soliciting proposals from qualified developers for the disposition and development of the former Fire Station #3 located at 834 Kempton Street, New Bedford, MA. City of New Bedford Assessor's Map 50Lot 8.

Sealed bids will be received by the Purchasing Department, in the office of the Purchasing Agent, Room 208, City Hall, 133 William Street, New Bedford, Massachusetts, 02740, during business hours, until the date and time of the bid opening.

**BID OPENING**

Contract Documents, including the Information for Bidders, Form of Bid, Form of Contract, Specifications, and other Contract Documents, may be obtained by emailing [purchasing@newbedford-ma.gov](mailto:purchasing@newbedford-ma.gov) on \_\_\_\_\_ or after \_\_\_\_\_ @ 8:00 AM, Monday thru Friday – 8:30 AM – 4:00 PM.

A bid deposit of at least 5% of the bid amount must be included with proposal.  
Proposer must furnish a Non-Collusion Form and Statement of Taxes with their bid.

The contract will be awarded within sixty (60) days after the bid opening. The time for award may be extended by mutual agreement between the City and the awarded bidder.

No Bidder may withdraw his/her bid for a period of sixty (60) days, excluding Saturdays, Sundays, and legal holidays, after the actual date of the opening thereof.

**Site Tour:** A non-mandatory site visit has been scheduled for at Fire Station #3, 834 Kempton St New Bedford, MA 02740. (Weather permitting). If necessary an alternate date of has been reserved.

AWARDING AUTHORITY  
CITY OF NEW BEDFORD  
Director of Purchasing

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**SECTION I:**

**INTRODUCTION AND DESCRIPTION**

**1.00 Introduction**

The City of New Bedford (“the City”) seeks sealed proposals from qualified parties for the purchase and redevelopment of the former Fire Station #3 property, a .2198 acre parcel located in a business district in New Bedford’s west end. The parcel consists of a building situated on an approximately .2198 acres, more or less, and is located at 834 Kempton St, New Bedford. It is located in a Mixed-Use Business district. The property is identified on the New Bedford’s Assessors Records as Map 50 Lots 8. The building is currently occupied by the Emergency Management and Animal Control Divisions of the City of New Bedford. The City’s objective for the property is for its rehabilitation and adaptive reuse in a manner that is compatible and contributes to the neighborhood and generates property tax revenue in the long term.

**FIRE STATION #3  
834 Kempton Street**



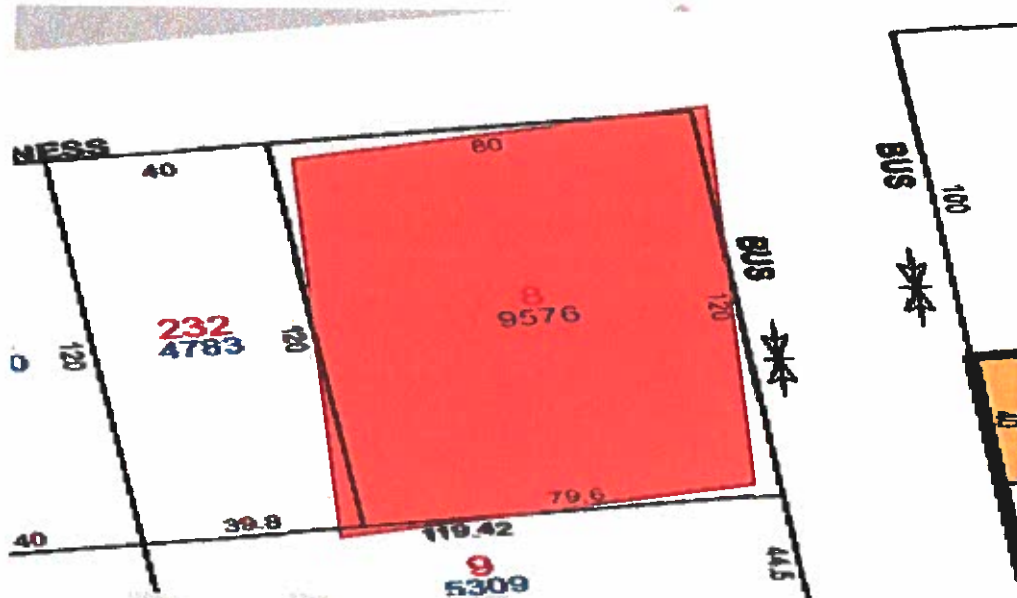


### 1.01 Property and Area Description

This property is shown on the City of New Bedford Assessor's Map 50 Lots 8.

**2021 Assessed Value:** \$649,400.00

**Zoning:** Current zoning is split between Mixed Use Business (MUB) and Residential B. MUB allows single, two and multifamily residential use as well as various commercial uses as a matter of right. RB allows single, two multifamily residential use as well as certain types of Institutional uses as a matter of right or special permit



#### SECTION 3000. GENERAL REGULATIONS.

3149. Special Permit for Commercial Parking in Residential Districts. Commercial parking may be allowed on residentially zoned property, held in common ownership and located immediately adjacent to the commercial business to which it is to serve, upon the issuance of a special permit by the Zoning Board of Appeals, if the Board finds that said parking is not detrimental to public health and safety, and that said parking promotes a public benefit. (Ord. of 12-23-03, § 1)

A listing of allowed uses and uses by special permit can be accessed on the City Website:

[Municipal Code of Ordinances - Chapter 9 - Comprehensive Zoning - Table of Principle Use Regulation](#)

**Utilities:** Public water, sewer, natural gas and electricity are available at the property.

**Lot area:** 0.2198 acres

**Building Area:** approximately 7,414 square feet

**Year Built: 1906**

**Current Use: Emergency Management Systems & Animal Control**

**Current Tenants: 2**

**Area Description:** The Property is situated on Massachusetts Route 6 East (Kempton Street), a major gateway corridor into the downtown. The area is characterized by a mix of residential homes and small neighborhood businesses and amenities. The property is within two blocks of an elementary school, Buttonwood Park and the City's Zoo. The property is adjacent to a public transit route.



**1.02 Conditions of Property:**

The property available for disposition is available "AS IS" and the City of New Bedford will not make improvements or changes to the property as a condition of the sale. Conveyance to the successful Proposer shall be subject to all restrictions and conditions of record, insofar as they may be in force and applicable to said parcel(s), and to any contamination as defined in Massachusetts General Laws,

Chapter 21E as set forth below.

**Current Condition:** The existing structure is in sound condition. This two-story brick and mortar wall building sits on a full granite stone wall foundation. The interior is comprised of a wood framed and painted plaster and sheet rock walled rooms with wood doors, trims, and floors. The buildings front hosts two large garage bays with enough space for three vehicles. The garage floor is a steel framed suspended reinforced concrete above the full cellar below. The roof structure is comprised of wood rafters and framing with a wood board substrate and a slate roof with smaller sections of oil and stone. The buildings brick façade remains virtually unchanged except for some repairs and new exterior aluminum doors and windows. The brick exterior is in fair condition with some repointing required. The building includes 1 full bath, 2- ½ baths, 1 kitchen, 6 +/- office areas, meeting room, an exterior freezer, 3 garage areas, an unfinished attic, a full cellar with a concrete floor and a small non-working generator. A paved driveway wraps around the building and has a couple of small parking spaces. The cellar area contains the heating and hot water systems with the natural gas, water, electric and sewer services. There are no fire / sprinklers nor a central air system.

**Historical Significance:**

The New Bedford Fire Department Engine No. 3 House is a two-story, hipped-roof red brick building located on a neighborhood block corner in the midst of the single family, wood frame, residential and small commercial buildings the fire company was there to protect. The Kempton Street façade has two vehicle bays topped by a double, carved sandstone lintel supported by engaged pilasters. Diaper brick pattern of diamonds exist between the three second story semicircular arched windows and the deep wood bracketed cornice. A tripartite dormer is centered on the façade.

A one story wing and the hose tower exists on the east side of the building. The windows on the wing and tower are distinguished with flat sandstone lintels with prominent keystones and the year of construction, 1904 sandstone carving on the tower. The building retains its original slate roof and copper gutters

**Parking:** There is on-site paved parking.

**1.03 MGL, Chapter 21E**

The City of New Bedford does not warrant that the land parcel available for disposition is free and clear of any contamination as defined by MGL 21E. The successful Proposer will assume all costs and responsibilities for any testing and/or removal of any contamination that may be present on the property, and will hold the City harmless for any costs to clean the property of any contamination.

**1.04 Subdivision/Permits/Approvals**

All costs and responsibilities for obtaining site plan approval and releases or any easements, covenants, or any other restrictions that may be present on the property will be the responsibility of the buyer. All engineering and environmental studies will also be the responsibility of the buyer.



## 2.00 Project Guidelines

### 2.01 Use

- A. The Subject Property will be conveyed to the successful respondent of this RFP at closing. The disposition of this property is subject to the Uniform Procurement Act of Massachusetts General Laws, Chapter 30B, Section 16 as well as Massachusetts General Law Chapter 60, Section 77B, such provisions which are incorporated in this Request for Proposals by reference.
- B. The use of this property will be controlled by current zoning and any other governing regulations. Sufficient parking for the proposed use must be provided according to zoning requirements or be reduced by Special Permit granted by the Planning Board.
- C. The building shall be retained and rehabilitated. It may be necessary to conduct stabilization work on the property prior to or in conjunction with rehabilitation. Use of the Secretary of the Interior's Standards for Rehabilitation will provide guidance and address the aspects of treatment necessary to rehabilitate the structure. The historic guidelines for rehabilitation are further described in Attachment K. This Attachment will form a part of the signed Development Agreement.
- D. The City encourages proposals with the greatest ability to generate the highest economic impact for the city while providing retail or other services that benefit the surrounding neighborhood based on the Area-Wide Planning recommendations presented in Section 1.03.

#### 1. Impact on the Surrounding Area – A Successful Proposal Must:

Have a positive impact on the immediate surrounding area by proposing a neighborhood-oriented establishment and shall provide a pedestrian-friendly site in a way that compliments the surrounding neighborhood.

The following uses shall be **encouraged** because they complement the neighborhood and do not generally create parking or traffic overloads at this small site.

- Office/Research and Development
- Small retail and service commercial
- Eating and drinking
- Accommodations (hotels)
- Educational/recreational/institutional
- Community uses
- Arts uses
- Public/recreational facility
- Market rate housing

### 2.02 Obligations of Proposer

- A. The Proposer is required to demonstrate his/her/their capacity to acquire and develop the property in accordance with the terms and conditions of this RFP.
- B. The Proposer must be prepared to guarantee that the development of the property is completed in accordance with the approved guidelines attached to this RFP. This will be enforced and evidenced by execution of a Development Agreement with the City of New Bedford that will set forth the development conditions. **Failure to comply with the terms of the Development Agreement could result in its termination and the replacement of the applicant by the City.**

**Developer Agreement:**

The Developer Agreement shall incorporate a critical path time for the Work and a deadline for completion of the Work. In the event that the RFP respondent shall fail to commence the Work or substantially complete the Work within the required time frames, the City of New Bedford shall provide written notice of that breach to the RFP Respondent. In the event that the RFP Respondent does not cure said breach within thirty days after its receipt of that notice, or within the required time frames, or within such extended time as the City of New Bedford may in writing agree, the Property shall revert to the City of New Bedford.

- C. Proposers are also responsible for securing private construction financing. Soft costs, including appraisals, surveys, legal descriptions and other costs will be borne by the Proposer.
- D. Proposer may be asked questions by the Selection Committee and/or City of New Bedford staff.
- E. Proposers must complete final plans and specifications, and arrange for timely commencement and completion of the project as follows:
  - a. Proposers shall ensure all required permits are obtained within six months from the date of the signed Development Agreement;
  - b. Development must be underway within twelve months of the signed Development Agreement, meaning, a building permit shall be pulled and construction shall have begun within eight months;
  - c. Construction shall be completed within twelve months of the issuance of the building permit;
  - d. Certificate of Occupancy must be obtained within twenty-four months of the signed Development Agreement;
  - e. Plans and specifications shall be reviewed and approved of the City of New Bedford prior to the commencement of Work.

**2.03 Warranty Coverage**

Warranty coverage is required until the project has completed and received a Certificate of Occupancy.

**2.04 Evaluation of Applications**

The New Bedford City Council Property Committee will review all proposals submitted in response to this RFP. The Proposals will be screened to ensure that all required submittals have

been submitted by the proposer and that the proposal meets the Minimum Evaluation Criteria set forth below. For proposals that are deemed by the Evaluation Committee to be complete and to have met the Minimum Evaluation Criteria, the Committee shall assign a rating of highly advantageous, advantageous, not advantageous, or unresponsive for each of the Comparative Evaluation Criteria set forth below.

After a composite rating has been assigned for each proposal, the Evaluation Committee will rank each proposal based on evaluation criteria and price. Additional meetings with the top rated proposers may be held to further discuss specifics of the proposal in more detail. If other than the highest priced proposal is selected, the City Property Committee shall explain in writing why the added benefits of the proposal justify the lower price. The City may cancel this RFP, or reject in whole or in part any and all proposals, if the City determines that cancellation or rejection serves the best interests of the City

The Proposer shall provide sufficient detail to enable the Evaluation Committee to evaluate the proposal in each of the Evaluation Criteria categories listed below:

All proposers must submit a certified bank check payable to the "City of New Bedford" in the amount of five percent (5%) of the proposer's proposed purchase price. Deposits will be returned to the unsuccessful proposers. In the event that the successful proposer fails, through no fault of the City of New Bedford, to consummate the purchase, meet all requirements of the RFP or enter into a Purchase and Sales Agreement for the subject property, the City of New Bedford will retain the proposal deposit.

### **3.00 Submission Requirements**

The Request for Proposal may be obtained and/or examined on or after during normal business hours (Monday through Friday 8:30 a.m. – 4:00 p.m.) in the office of the:

**City of New Bedford  
Purchasing Department  
133 William Street, Room 208  
New Bedford, MA 02740**

All proposals will be received by the Purchasing Department, in the office of the Purchasing Agent, Room 208, City Hall, 133 William Street, Room 208, New Bedford, Massachusetts, 02740. Proposals will be received: Before or On Prevailing Time.

### **Questions on RFP**

Questions must be submitted electronically to [Molly.Gilfeather@newbedford-ma.gov](mailto:Molly.Gilfeather@newbedford-ma.gov) before or                      @                      A.M/P.M.

All responses shall be provided, electronically by written addenda, to all parties who are on record as having obtained copies of this RFP.

The City of New Bedford assumes no responsibility and no liability for costs incurred related to the preparation of responses to this RFP. The City shall bear no responsibility or liability due to copies of revisions lost in mailing or not delivered to a prospective proposer due to unforeseen circumstances. Prospective proposers must acknowledge receipt of all addenda within their responses to this solicitation.

Written modifications to proposals may be submitted prior to date and time specified for the receipt of proposals.

Upon review, if any items are missing and/or incomplete, the City of New Bedford at its discretion, may notify the applicant to provide such items. Additionally, submission of proposals shall be deemed to be permission by the applicant to make any inquiries concerning the applicant as considered necessary to fully review qualifications.

A proposal may be withdrawn by written request, providing that such a request is received prior to time established herein for the opening of proposals. The City will not consider any requests for withdrawal not received before the proposal opening deadline. No proposer may withdraw his/her proposal after the actual date of the opening thereof.

**SUBMISSION REQUIREMENTS:**

Proposals are to be in writing and presented on the attached application. Respondents are to address all questions asked and provide a sufficient level of detail to enable evaluation of the proposal.

One original and eleven (11) copies of the proposal must be submitted marked "Phillips Avenue School Proposal." An electronic version of the complete proposal must be submitted on a CD-R, flash drive or similar disk.

Proposals must be received in the office of: **City of New Bedford, Purchasing Department, 133 William Street, Room 208, New Bedford, MA 02740, on or before \_\_\_\_\_ @ \_\_\_\_\_ A.M.** No faxed or electronically mailed (emailed) proposals will be accepted. Late submissions will not be accepted and will be returned to the Proposer unopened.

**Complete Proposals shall include the following:**

**A. Letter of Transmittal**

The Letter of Transmittal must include a brief summary of the Fire Station #3 Proposal ("Project") with the Applicant's name, mailing address, contact person, telephone, fax number and email address. The letter must be signed by the proposer and addressed to: Chairman, City Property Committee, Room 213, 133 William Street, New Bedford, MA 02740.

**B. Statement of Qualifications**

Include the following:

1. The composition and structure of the development team including the developer, architect, landscape designer, engineer, project manager, licensed site professional (LSP), attorney, operator and any other key members of the development team;



2. The qualifications of the development team as they relate directly to designing, financing, constructing and operating urban infill projects and engaging in community design charrettes and/or other processes to establish mutual support for high quality design outcomes;

3. Resumes of key personnel on the development team;

4. If the Proposal includes combining the site for sale with adjacent or nearby private property for the purpose of development, include a signed approval letter from the private owner and a copy of the deed.

### **C. Comparable Projects & References**

Include the following:

1. For the Developer, provide a written description of up to three (3) urban development projects most similar to your vision for the Fire Station #3 project that were completed within the past seven (7) years. List the projects' location, size, ownership entity, community process, development costs, financing mechanism, any municipal subsidiary received, current status, and references contact name and telephone number(s). If the applicant wants to include additional examples, list them with a web link to additional information;

2. Include a letter sized (8.5"x11") graphic representation of each project along with the written description of the development program (do not submit large-scale drawings);

3. Describe any "green" building design or management practices utilized;

4. Describe the development approach including the urban context, parking situations encountered, community process, development team integration, coordination among town/city/county officials, and community benefits and community impacts.

### **D. Project Narrative**

Include the following:

1. Qualitative description of project including a detailed program of proposed uses;

2. One or more proposed site-plan options that can work for this program (this can be in a preliminary format (the site plans will change as the review process evolves);

3. A timeline for the project including; zoning adoption, acquisition, construction and operation of the project that is within a window of the development agreement;

4. Describe any other amenities including ancillary uses and public amenities and include their anticipated location on the Parcel;

5. Identify any proposed green building design elements, including level of LEED certification, as applicable;

6. Transportation demand management strategy, identification of the likely quantity of parking required by the developer and one or more preliminary proposed circulation plans;

7. Management Plan: Provide a management plan for the project's implementation and operation of the finished project. Identify the method of management to be employed and, if available, the identities of the individuals and/or firms to be responsible for each element of the management plan.

#### **E. Financial Information**

Include the following:

1. Provide the anticipated financial and management interests in the project;
2. Provide the strategy for securing financing;
3. Provide a sources and uses of funds statement
4. Provide banking references.

#### **F. Additional Submittals:**

To be eligible for consideration, proposers must submit a completed Proposal Packet by complying with all of the following documentation, except as may otherwise be specifically noted:

- City of New Bedford Price Proposal Form:** Proposals must include a completed Price Proposal Form for the property offered for sale to the City, in response to this RFP. (Price Proposal Form is **Attachment A** of this RFP.)
- Authorization to Submit Proposal:** If the proposal is being submitted by an individual, it must be signed by that individual. If the proposal is being submitted on behalf of an entity, the proposal must include written evidence of the proposer's authority to submit the proposal in the form of legally binding documentation.
- Certificate of Tax Compliance:** The proposal shall include, as applicable, either the individual or corporate Certificate of Tax Compliance Form attached as **Attachment B** and **Attachment C** to this RFP demonstrating payment of all taxes.
- Disclosure Statement of Beneficial Interest:** The Proposal Packet must include a completed Disclosure Statement of Beneficial Interest, as required by MGL, Chapter 7; Section 40J attached as **Attachment D** to this RFP.
- Certificate of Non-Collusion:** The Proposal Packet must include a completed Certificate of Non-Collusion, attached as **Attachment E** to this RFP.
- The following may be requested during the selection process, but need not be submitted with the proposal: (1) sufficient financial information relating to the entity and/or principals involved in a form satisfactory to the City.**

#### **3.01 Freedom of Information Act**

Proposals will be available for public inspection after the award announcement, except to the extent that a proposer designates proprietary data to be confidential. Material designated as

confidential must be readily separable from the remainder of the proposal to facilitate public inspection of the non-confidential portion of the proposal.

**3.02 Unexpected Closure**

If, at the time of the scheduled bid opening, City Hall is closed due to uncontrolled events such as fire, snow, ice, wind, or building evacuation, the bid opening will be postponed until 3:00pm on the next normal business day. Proposals will be accepted until that date and time.

**3.03 Corrections and Modifications**

A proposer may correct, modify, or withdraw a proposal by written notice received by the City, prior to the time and date set for the opening. Proposal modifications must be submitted in a sealed envelope, clearly labeled "Modification No. \_\_\_\_." Each modification must be numbered in sequence, and must reference the original RFP.

After the opening, a proposer may not change any provision of the proposal in a manner prejudicial to the interests of the City or fair competition. Minor informalities will be waived or the proposer will be allowed to correct them. If a mistake and the intended proposal are clearly evident on the face of the document, the mistake will be corrected to reflect the intended correct proposal, and the proposer will be notified in writing; the proposer may not withdraw the proposal. A proposer may withdraw a proposal if a mistake is clearly evident on the face of the document, but the intended correct proposal is not similarly evident.

The City of New Bedford assumes no responsibility and no liability for costs incurred relevant to the preparation of responses to this RFP. The City shall bear no responsibility or liability due to copies of revisions lost in mailing or not delivered to a prospective proposer due to unforeseen circumstances. Prospective proposers must acknowledge receipt of all addenda within their responses to this solicitation.

The City will undertake a review of the Respondent to ensure that all taxes and municipal fees are current on any and all property that is owned by the Respondent in the City of New Bedford.

Incomplete applications will not be considered.

**3.04 Withdrawals**

A proposal may be withdrawn by written request, providing that such a request is received prior to time established herein for the opening of proposals. The City will not consider any requests for withdrawal received after the proposal opening deadline. No proposer may withdraw his/her proposal after the actual date of the opening or proposals.

**3.05 Right to Cancel or Reject**

The City may cancel this RFP, or reject in whole or in part any and all bids, if the City determines that cancellation or rejection serves the best interests of the City.

**4.00 Evaluation Criteria**

New Bedford City Property Committee will evaluate all responsible proposals and make the final decision of the selected proposal. The Evaluation Committee will rank the proposals according to the following categories: highly advantageous, advantageous, not advantageous, or unacceptable in each category and the committee will then make a final selection based on

criteria and price and submit their recommendation to the City Council.

The New Bedford City Council is the Awarding Authority and reserves the right to waive any minor informality. The Awarding Authority also reserves the right to reject any or all proposals, or to accept any other than the highest priced proposal should it be deemed to be in the best interest of the City of New Bedford, Massachusetts, to do so.

The Proposer shall provide sufficient detail to enable the Evaluation Committee to evaluate the proposal in each of the Evaluation Criteria categories listed below:

The following items will be reviewed and ranked according to the above listed categories of highly advantageous, advantageous, and unacceptable.

**Overall Score and Ranking**

After evaluating a proposal on the foregoing factors, the evaluators will provide an overall ranking for the proposal as compared to other proposals.

**5.0 Award Process**

**A. Eligibility for Award**

If the Evaluation Committee determines that it has received one or more proposals that are deemed feasible, an award for the property will be made to the most advantageous proposal from a responsive and responsible proposer taking into consideration price and all other evaluation criteria set forth in the solicitation will be selected. In this event, the selected Respondent may be awarded the opportunity to enter into a Developer Agreement with the City of New Bedford.

**B. Notification**

Official notice of an award will be sent by U.S. Mail to the address and Applicant listed on the Applicant Information section of this RFP. Respondents who are not selected will be similarly notified by U.S. Mail after a selected Respondent has been offered and accepted.



## Comparative Evaluation Criteria:

HA = Highly Advantageous; A = Advantageous; U = Unacceptable

	Highly Advantageous	Advantageous	Not Advantageous	Unacceptable
<b>Development Team</b>				
1. Financial capacity to complete project	Development and operating budgets are realistic and identified financial sources clearly illustrate the proposer's capacity to complete all phases of the project.	Development and operating budgets are somewhat realistic and financial sources are not clearly identified to illustrate the proposer's capacity to complete all phases of the project.	Development and operating budgets are not based on market conditions and financial sources are not clearly identified to illustrate the proposer's capacity to complete all phases of the project.	Information provided is not sufficient to make a determination.
2. Likelihood to complete the project on schedule in a timely manner	Proposal illustrates the development team's ability to complete the project within 18 months of executing a purchase and sales agreement and incorporates a commitment to do the same.	Proposal illustrates the development team's ability to complete the project within 24 months of executing a purchase and sales agreement and incorporates a commitment to do the same.	Proposal does not illustrate the development team's ability to complete the project within 36 months or more of executing the purchase and sales agreement and, does not include a commitment to.	Information provided is not sufficient to make a determination.
3. Quality of Design and Construction	Proposal presents a superior design which enhances existing historical elements and the quality of proposed construction.	Proposal complies with the design requirements of the RFP and presents an acceptable quality of building design and construction.	Proposal that presents an unacceptable design.	Information provided is not sufficient to make a determination.
4. Economic and Community Benefits	Proposer commits to the creation of permanent full time jobs and/or expansion of community services as part of the development plan.	N/A	N/A	Proposer does not commit to the creation of permanent full time jobs and/or expansion of community services as part of the development plan

**SECTION II:**

**ATTACHMENTS**

**ATTACHMENT A**

City of New Bedford Price Proposal Form

**ATTACHMENT B**

Commonwealth of Massachusetts Individual Certificate of Tax Compliance

**ATTACHMENT C**

Commonwealth of Massachusetts Corporate Certificate of Tax Compliance

**ATTACHMENT D**

Beneficial Interest Disclosure Statement

**ATTACHMENT E**

Certificate of Non-Collusion

**ATTACHMENT F**

Vote of Corporation Authorizing Execution of Corporate Documents

**ATTACHMENT G**

Affidavit of Non-Conviction of Crimes Related to Arson

**ATTACHMENT H**

Acknowledgement of Solicitation Requirements

**ATTACHMENT I**

Tax Status and History Disclosure

**ATTACHMENT J**

Health and Building Codes Violation Disclosure

**ATTACHMENT K**

Rehabilitation Standards

**ATTACHMENT L**

Massachusetts General Law, Chapter 44, Section 63A

**Attachment M**

Assessor Parcel Information

**ATTACHMENT N**

MAPS & IMAGE

**ATTACHMENT A**  
**PRICE PROPOSAL FORM**

The undersigned hereby submits the attached proposal for the sale of property to the City of New Bedford in response to the Request for Proposals (RFP) for the acquisition of the designated property in the City of New Bedford.

Proposer's Name:

Owner's Name (if different from proposer):

Owner Entity and State of Incorporation:

Proposer's Address:

Proposer's Telephone:

Proposer's E-Mail:

Proposer's Fax Number:

Parcel Location: Street Address or Location of Property:

Proposed Purchase Price:

\_\_\_\_\_  
Signature of Proposer Date

Name (Print): \_\_\_\_\_

**ATTACHMENT B**  
**COMMONWEALTH OF MASSACHUSETTS**  
**INDIVIDUAL CERTIFICATE OF TAX COMPLIANCE**

Pursuant to the requirements of G.L. c. 62C, s. 49A, the undersigned does hereby state the following:

I, \_\_\_\_\_, certify that I have filed all state tax returns, have paid all state taxes required under law, and have no outstanding obligation or unpaid debt to the Massachusetts Department of Revenue.

Signed under the penalties of perjury:

\_\_\_\_\_

Date Signature

\_\_\_\_\_

Social Security Number Typed or Printed Name

**COMMONWEALTH OF MASSACHUSETTS**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which consisted of \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

NAME:

Notary Public

My commission expires: \_\_\_\_\_



**ATTACHMENT C**  
**COMMONWEALTH OF MASSACHUSETTS**  
**CORPORATE CERTIFICATE OF TAX COMPLIANCE**

Pursuant to the requirements of G.L. c. 62C, s. 49A, the undersigned does hereby state the following:

I, \_\_\_\_\_, as the \_\_\_\_\_ of \_\_\_\_\_, whose principal place of business is located at \_\_\_\_\_ do hereby certify that the above named firm has complied with all laws of the Commonwealth of Massachusetts relating to taxes and has no outstanding obligation to the Massachusetts Department of Revenue.

Signed under the penalties of perjury:

\_\_\_\_\_

Federal Identification Number Name of Corporation/  
Unincorporated Association

\_\_\_\_\_

Date Signature of President

\_\_\_\_\_

Date Signature of Treasurer

**COMMONWEALTH OF MASSACHUSETTS**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which consisted of \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it as \_\_\_\_\_ for \_\_\_\_\_ a corporation, voluntarily for its stated purpose.

\_\_\_\_\_  
NAME:

Notary Public My commission expires: \_\_\_\_\_

**ATTACHMENT D**  
**DISCLOSURE OF BENEFICIAL INTERESTS IN REAL**  
**ESTATE PROPERTY TRANSACTION**

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Asset Management, as required by M.G.L. c. 7, §40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public agency involved in this transaction: \_\_\_\_\_  
(Name of jurisdiction)

2. Complete legal description of the property:

3. Type of transaction:     Sale     Lease or rental for \_\_\_\_\_ (term):

4. Seller (s) or Lessor (s): \_\_\_\_\_

Purchaser(s) or Lessee(s): \_\_\_\_\_

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. *Note: If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclosed.*

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

(Continued on next page)

5. Continued

None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

Name	Title or Position
_____	_____
_____	_____

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1. If this form is signed on behalf of a corporation, it must be a duly authorized officer of that corporation.

The undersigned acknowledges that any changes or additions to item 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

Date: \_\_\_\_\_

**ATTACHMENT E**  
**CERTIFICATE OF NON-COLLUSION**

City of New Bedford  
133 William Street  
New Bedford, MA 02740

The undersigned certified under penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

\_\_\_\_\_  
Signature of individual submitting bid

\_\_\_\_\_  
Name of business/organization

DRAFT

**ATTACHMENT F**

**Vote of Corporation Authorizing Execution of Corporate Documents**

DRAFT



**ATTACHMENT G**

**Affidavit of Non-Conviction of Crimes Related to Arson**

DRAFT

**ATTACHMENT H**  
**Acknowledgement of Solicitation Requirements**

DRAFT

**ATTACHMENT I**  
**Tax Status and History Disclosure**

DRAFT

**ATTACHMENT J**  
**Health and Building Codes Violation Disclosure**

DRAFT

# ATTACHMENT K

## Rehabilitation Standards

### STANDARDS FOR REHABILITATION:

The rehabilitation of this property should follow to the greatest extent possible, the **Secretary of the Interior's Standards for Rehabilitation**. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

As stated in the definition, "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

1. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
2. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
3. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
7. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
8. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
9. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# ATTACHMENT L

Massachusetts General Law

Chapter 44: Section 63A. Sales of public land; payment of taxes

Section 63A. Whenever in any fiscal year a town, which term, as used in this section, shall include a city, shall sell any real estate, the board or officer executing the deed therefore in the name and behalf of the town shall, as a condition precedent to the power to deliver such deed, receive from the grantee as a payment in lieu of taxes allocable to the days ensuing in said fiscal year after the date of such deed, a sum which shall be equal to such portion of a pro forma tax computed as hereinafter provided as would be allocable to the days aforesaid if such pro forma tax were apportioned pro rata according to the number of days in such fiscal year; provided, however, that whenever the said real estate shall be sold between January second and June thirtieth of the fiscal year, the town shall also receive an additional amount equal to the entire pro forma tax computed as hereinafter provided and allocable as a payment in lieu of taxes for the next succeeding fiscal year. Such pro forma tax shall be computed by applying the town's tax rate for the fiscal year of the sale, or, if such rate is not known, the town's tax rate for the fiscal year next preceding that of the sale, to the sale price after crediting any exemption to which, if the deed had been executed and delivered on January first of such next preceding fiscal year, the grantee would have been entitled under section five of chapter fifty-nine. A recitation in the deed that there has been full compliance with the provisions of this section shall be conclusive evidence of such fact. Sums received under this section shall not be subject to section sixty-three of this chapter or to section forty-three of chapter sixty, but shall be credited as general funds of the town.

# EXHIBIT M

**Location:** 834 KEMPTON ST      **Parcel ID:** 50 8      **Zoning:** MUB      **Fiscal Year:** 2021

**Current Owner Information:**  
 CITY OF NEW BEDFORD  
 FIRE DEPT  
 131 WILLIAM ST  
 NEW BEDFORD , MA 02740

**Current Sales Information:**

**Sale Date:**

12/31/1989

**Sale Price:**

\$0.00

**Legal Reference:**

197-132

**Grantor:**

N/A

Card No. 1 of 1

This Parcel contains 0.2198 acres of land mainly classified for assessment purposes as IMP-PUB-SFTY with a(n) FIRE STATION style building, built about 1906, having Brick exterior, Slate Tiles roof cover and 7414 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 1 total bath(s), 0 3/4 baths, and 2 total half bath(s).

<b>Building Value:</b>	<b>Land Value:</b>	<b>Yard Items Value:</b>	<b>Total Value:</b>
521400	128000	0	649400



	Fiscal Year 2021	Fiscal Year 2020	Fiscal Year 2019
<b>Tax Rate Res.:</b>	15.59	Tax Rate Res.: 16.16	Tax Rate Res.: 16.47
<b>Tax Rate Com.:</b>	32.76	Tax Rate Com.: 33.59	Tax Rate Com.: 34.84
<b>Property Code:</b>	935	Property Code: 935	Property Code: 935
<b>Total Bldg Value:</b>	521400	Total Bldg Value: 521400	Total Bldg Value: 505300
<b>Total Yard Value:</b>	0	Total Yard Value: 0	Total Yard Value: 0
<b>Total Land Value:</b>	128000	Total Land Value: 128000	Total Land Value: 128000
<b>Total Value:</b>	649400	Total Value: 649400	Total Value: 633300
<b>Tax:</b>	Exempt	Tax: Exempt	Tax: Exempt

**Disclaimer: Classification is not an indication of uses allowed under city zoning.  
 This information is believed to be correct but is subject to change and is not warranted.**

**EXHIBIT N  
IMAGES**



**IN CITY COUNCIL, March 10, 2022**

Referred to the Committee on City Property - Yeas 9, Nays 0.

Dennis W. Farias, City Clerk

a true copy, attest:

Handwritten signature of Dennis W. Farias in cursive.

City Clerk