Request for Proposals
Purchase of 76 Market Street
Proposal No.: P16-036

Purchasing Department
73 Harlow Street
Bangor, Maine 04401
207-992-4282

Issue Date: June 15, 2016

I. Introduction

The City of Bangor is requesting proposals for the purchase of a property located at 76 Market Street, Bangor, Maine. The property consists of a vacant lot with approximately 50 feet of frontage on Market Street and a total lot area of approximately 20,500 square feet or 0.47 acre. This property is zoned Urban Residential District 2 (URD-2).

The City took possession of the property at 76 Market Street (040-038-B) in Bangor for unpaid taxes. The City will issue a municipal quitclaim deed, releasing to the purchaser any interest the City may have in the property, except for public easements, e.g. for utilities. As a quitclaim deed, the deed will provide no warranty as to the status of the title of the property. Execution of purchase and sale agreement must take place within thirty (30) days.

II. Submission

To be considered, return the Proposal in an envelope **clearly** marked **"Proposal No.: P16-036: 76 Market Street" by 2:00 PM, Wednesday, July 6, 2016** to City of Bangor, Purchasing Department, 73 Harlow Street, Bangor, Maine 04401.

Proposals may also be submitted via email by sending to: bids@bangormaine.gov. If emailing, please reference **"Proposal No.: P16-036: 76 Market Street"** in the subject line. Proposals will be publicly opened at the time stated above.

III. General Information

General information is available on the City's website at the following web address: www.bangormaine.gov/proposals. By submitting a response to this solicitation, the bidder accepts the responsibility for downloading, reading and bidding by the terms and conditions set forth in the City's "General Information for Vendors".

IV. Questions

Any questions must be directed in writing to bids@bangormaine.gov no later than 4:30 p.m., **Thursday, June 23, 2016.**

The City will issue a response to any questions or inquiries submitted in writing by the date above, on or before 4:30 PM, **Monday, June 27, 2016.** The response will be in the form of an addendum, which will be available on the City's website.

V. Site Visit

Site visits will be made possible upon request. All requests should be directed to Jeff Wallace, Housing Rehabilitation Coordinator, at 207-992-4233. All other questions/ inquires shall be directed to bids@bangormaine.gov.

VI. Submission Requirements

Proposals are to be written and presented in the following format and must be submitted with the bid form. Attached are aerial photos of the property. Respondents are to address all questions asked and provide a sufficient level of detail to enable evaluation of the proposal.

A. Proposer

Indicate the name, address, telephone number and email address of the contact person representing the Proposer(s).

B. Proposal Summary

Summarize the principal elements of the rehabilitation plan providing:

a. A description of the proposed reuse of the property; and

b. A plan that illustrates proposed changes in the property sufficient to identify any change from the existing layout of the property; and

c. Estimated improvement costs associated with the rehabilitation; and

d. A brief overview of how and when the proposal will be implemented.

C. Statements of Assurance

Proposers must positively affirm that the following conditions will be adhered to:

a. Compliance with Local, State and Federal Regulations – All work performed shall be in compliance with applicable local, state and federal regulations, including but not limited to zoning, permitting, building codes, asbestos removal, etc; and

b. Site Requirements – Throughout the duration of the project, the site must be adequately secured at all times and free of trash and debris. Beginning on day fifteen (15) and beyond, vegetation must be maintained at an appropriate height; and

c. As-Is-Where-Is – The purchase and sale agreement for this property will be as-is-where-is.

D. Financial Considerations

Proposers must submit a purchase price, a 10% deposit, as well as provide information related to their financial capacity to undertake the proposed project. All proposals must include the following:

a. Purchase Price – minimum purchase price has been set at $6,000; and

b. 10% Deposit - 10% of the proposed purchase price must be submitted as part of the proposal; and

c. Financing Plan – 1) If the project will be self-finance via existing personal/company assets, adequate documentation must be provided to clearly show financial capacity. In the case of self-financing, the proposer must affirm their understanding that the City and the proposer will enter into a Development Agreement that will include a provision for the transfer of title to the property. 2) If the project will be financed via a financial institution, the proposer must provide a commitment letter from the financial institution that indicates the commitment meets all conditions of the proposers' response. The City and proposer will enter into a Development Agreement that will include a provision for the transfer of title to the property.

E. Experience/References

Please provide a listing of previously completed projects similar to the project proposed. Provide the name and location of each project, names and contact information of references for each, as well as enough detail about each project to enable a comparison to this project.

VII. Evaluation/Selection Criteria

Each proposal will be evaluated based upon the following criteria:

1. Experience and Qualifications;
2. Financial Capacity;
3. Proposed timeline;
4. Purchase price offered.

www.bangormaine.gov

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Proposal No.: P16-035

Purchasing Department
73 Harlow Street
Bangor, Maine 04401

Deadline: Wednesday, July 6, 2016

<u>Note:</u> Proposal submission must include this form in order to be considered. Failure to comply may result in disqualification.

Item	Description	Qty.	Total Price
1	Purchase Price Offered	Lump Sum	$_____

Company Name:			
Street or PO Box:			
City, State, Zip:			
Telephone Number:			
Email Address:			
Contact Name:			
Title:		**Date:**	

06.01.2016