



**Request for Proposals
Acquisition and Rehabilitation of
3 Charles Street
Proposal No.: P16-037**

**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 acquisition and rehabilitation of a property located at 3 Charles Street, Bangor, ME. The property consists of a single family home on a lot with approximately 50 feet of frontage and has a total lot area of approximately 7,000 square feet or 0.161 acre. The building is dilapidated and needs extensive rehabilitation.

The City took possession of the property at 3 Charles Street (032-098) 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.

The objective is to correct a blighting condition which detracts from the surrounding neighborhood, to maintain taxable property whenever possible, and to retain needed affordable housing through the rehabilitation of housing whenever feasible. The City will consider the demolition of the structure and replacement with a single family home, though the City's preference is for the rehabilitation of the existing home. In any event, any proposal for demolition and replacement of the existing home must comply with the requirements set forth in this Request.

II. Submission

To be considered, return Proposal in an envelope **clearly** marked "**Proposal No.: P16-037: Acquisition and Rehabilitation of 3 Charles 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.: P16-037: Acquisition and Rehabilitation of 3 Charles Street**" in the subject line. Proposals will be publicly opened on the date and 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(s)

accepts the responsibility for downloading, reading and proposing by the terms and conditions set forth in the City's "General Information for Vendors".

IV. Questions

All questions must be submitted 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, at or before 4:30 p.m., **Monday, June 27, 2016**. The response will be in the form of an addendum, which will be available on the City's website at www.bangormaine.gov/proposals.

V. Site Visits

Site visits will be made upon request. All requests shall be directed to Jeff Wallace, Housing Rehabilitation Coordinator, at 207-992-4233. All other questions/inquiries 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. 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 future use 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. Statement 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-financed via existing personal/company assets, adequate documentation must be provided to clearly show 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 of 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 the proposer will enter into a Development Agreement that will include a provision for the transfer of title of 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.



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of 3 Charles Street**

**Deadline: 2:00 PM
Wednesday, July 6, 2016**

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

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

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

