



THE CITY OF AUGUSTA

REQUEST FOR PROPOSALS FOR THE REDEVELOPMENT OF PROPERTIES AT 115 AND 117 BRIDGE STREET

Notice and Instructions:

City of Augusta, Maine – Development Services Office

Issue Date: February 9, 2018
Deadline for Questions: February 23, 2018
Due Date: March 2, 2018

1. Questions may be directed to:
Keith Luke, Deputy Director of Development Services
Office: (207) 626-2336
Email: keith.luke@augustamaine.gov
2. Proposals must be received no later than **12:00 p.m. noon, March 2, 2018**
3. Proposals must be mailed to or dropped off at:

City of Augusta
Development Services Office
16 Cony Street
Augusta, Maine 04330
4. Late, faxed, or unsigned proposals will be rejected.
5. This document may be viewed on the City of Augusta's website:
www.augustamaine.gov.

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I. Project Description

A. Purpose

The City of Augusta is seeking proposals to redevelop foreclosed and tax acquired properties at 115 and 117 Bridge Street with the goal of providing quality residential housing and improving the aesthetics of the Bridge Street neighborhood.

B. Background

The City acquired 117 Bridge Street through the tax foreclosure process in June 2017. Shortly thereafter the city negotiated the purchase the abutting property at 115 Bridge Street, which had been foreclosed upon by a lender.

A lack of parking has been a hindrance both to the sale of the properties and the effective management of either property as rental units. The city desires a redevelopment of the property to provide improved residential housing with adequate and attractive parking that enhances the appearance and function of the surrounding neighborhood.

II. Proposal Review and Selection Process

A. Evaluation Criteria

Once proposals are received, City of Augusta staff will review the proposals and select a winning bidder based on the following evaluation criteria, not limited to price:

1. An adequate description of the plan for renovation, demolition or a combination of both.
2. Qualifications of the respondent to complete the proposed project within 18 months.
3. Financial capability of respondent to complete the proposed project within 18 months.
4. A landscaping plan for the proposed project.
5. Total investment proposed for the project.
6. Price offered to the city by the respondent for the two parcels.
7. Proposals that do not include the acquisition and redevelopment of both parcels will not be considered.

B. Right of Refusal

The City of Augusta reserves the right to reject any and all proposals.

C. Additional Provisions

1. The city will provide quitclaim deeds for the properties.
2. The project must be completed within 18 months of the time of closing. A deposit in the amount of \$5,000 must be provided prior to closing, which will be forfeited if the project is not completed within the timetable established or does not meet the criteria established in Section II (a).
3. If the project is not completed within the 18 month timeline established by the sales contract and as described under Section II (a) the property shall revert to city ownership without obligation for improvements made or renovations made but not completed.
4. The city may agree to extend the 18 month timetable but is not obligated to do so.
5. This Section II (C) does not constitute “boilerplate”, but rather is a critical substantive provision of this request for proposals.

III. General Instruction & Requirements

A. Instructions

Interested parties are invited to submit proposals to of the City of Augusta for the properties described in this RFP. The City of Augusta reserves the right to reject any or all proposals and to make any award which it considers to be in the best interest of the City of Augusta.

B. Proposal Submission

For the proposal to purchase the properties to be considered by the City of Augusta, three (3) hard copies of the complete proposal must be received no later than **12:00 noon, March 2, 2018**.

Proposals shall be addressed to:
Keith P. Luke
Development Services Office
City of Augusta
16 Cony Street
Augusta, Maine 04330

Faxed and electronic files will not be accepted.

C. Inquiries and Questions

All requests to view the properties, questions, requests for interpretation, correction, or clarification **must** be submitted in writing, either by letter or e-mail the City Contact, and shall arrive **not later than noon, February 23, 2018**. All responses from the City shall be in writing.

D. Late Proposals

Any late proposal received by the City of Augusta will not be considered.