



RFP - AGENCY SOLICITATION SPECIFICATIONS

HEADER

TITLE: LEASING AND USE OF BUILDING TIVERTON RI -DEM

DESCRIPTION: Rhode Island Department Environmental Management (DEM) is seeking proposals for the use and management the building located at 169 Riverside Drive in Tiverton, R

SECTION A. BACKGROUND

The Department of Administration Division of Purchases on behalf of the Rhode Island Department Environmental Management (DEM) is seeking proposals for the use and management the building located at 169 Riverside Drive in Tiverton, RI (herein referred to as “parcel”). The Parcel will be leased for the purpose of supporting and ensuring the economic viability and future expansion for the State’s commercial fishing industry, including providing very necessary processing and distribution of seafood. Other uses including, but not limited to, parking, storage, private marina space, recreational fishing and boating will not be considered.

DEM acquired the parcel formerly known as “Chase Marina” from the Rhode Island Department of Transportation in October 2021. The site consists of a two-story industrial/commercial building located at 169 Riverside Drive in Tiverton, RI. The first floor of the building includes a 1,428 square-foot space in the front of the building (east/street side). This area formerly served as a retail space. This building includes a 209 square-foot office/storage room and is located in the back corner. The first floor also includes a 1,218 square-foot space in the rear of the building (west/water side) which formerly served as a seafood processing area. The area also includes a 133 square foot freezer, a 14-foot-wide garage door on the north side and a 6-foot wide garage door on the south side. Two adjacent bathrooms, 54 square feet in total size, are situated between the front and back rooms on the first floor. The first floor also includes a 360 square-foot storage area and 44 square-foot closet, accessible from the west/waterside of the building.

The second floor of the building includes three large rooms that formerly served as office spaces. The rooms are approximately 625 square feet (west), 100 square feet (middle), and 285 square feet (east) in size. Approximately seven (7) parking spaces are included in the property boundaries and located to the north of the lot. The facility is capable of being serviced by water, electricity, and sewer. A map of 169 Riverside Drive is attached as “Exhibit A” to this document.

The facility was previously used for seafood processing, selling seafood at retail, and as a marina. The existing building is the same that was in operation when it was a seafood

processing facility and retail center business in 2006. The Rhode Island Department of Transportation occupied the building and the associated parking lot for staging work on the Rt 24 bridge for approximately 15 years. The building on the property requires significant upgrades. A building needs and assessment report is attached as “Exhibit B”. A marina facility will be constructed and managed by the DEM that will provide berthing opportunities to 18-23 commercial fishing vessels. Approximately 40’ of bulkhead space adjacent to the building may be designated as a loading and unloading zone for seafood products which may be used collaboratively between the berth holders and the tenant of the building.

SECTION B: SCOPE OF WORK AND REQUIREMENTS

1. Zoning

According to the City of Tiverton Zoning Map, the property is located in an area designated as W, Waterfront District. The district includes certain non-residential and mixed-use areas along the Sakonnet River for which primarily water-dependent commercial uses are required. The property is a conforming use for this zone.

Zoning at the following link:

<https://www.tiverton.ri.gov/departments/codeenforcement/zoning.php>

2. State Ownership and Land Leases

The parcel is currently owned by the State of Rhode Island, Department of Environmental Management (“DEM”) and managed by DEM’s Division of Coastal Resources which manages some of the land for parking as well. This site is not available for purchase so the selected Respondent will have a lease-hold interest and not a fee interest in the property. The successful respondent to the RFP will enter into a lease agreement with the DEM, subject to approval by the State Properties Committee. The lease will be developed based on the nature and exact type of business proposed and subsequent discussions and negotiations between the State and the successful interested proposer. Subject to certain exceptions, Rhode Island General Law § 46-5-10 limits state land leases to a maximum of 20 years. Initial lease terms may be for less time and all lease terms are at the discretion and approvals of the DEM. A copy of the standard terms and conditions for leases is included in “Exhibit C” of this document.

Pursuant to the Department of Administration’s State Properties Committee, DEM establishes port rental rates through a statewide appraisal every three years. This establishes a fair market value for leased parcels located at the state managed ports. The successful Respondent is expected to pay the assessed fair market value for the parcel and further agrees to comply with future lease rates that will be established and approved through the State Properties Committee. The approved appraised rate for this parcel is \$14.50 per square foot.

All businesses, including any planned building renovations, proposed for the property are subject to prior approval by DEM and all applicable federal, state and local laws governing such operations.

3. RFP Goals

The DEM’s current strategic plan includes goals and objectives that support the commercial fishing industry by promoting seafood and commercial fishing businesses and providing infrastructure for those businesses to develop. Through this RFP, DEM’s intention is to provide leased space at this facility to promote such opportunities. In conjunction with developing commercial fishing marina space at this facility, it is also DEM’s intention to enhance and support the local community. This will be accomplished

by creating economic opportunity, promoting local jobs, and preserving and protecting working waterfront in Rhode Island. Other uses including, but not limited to, parking, storage, private marina space, recreational fishing and boating will not be considered. Zoning ordinances (or should variances be needed, indicating the variances required) and environmental issues (flood plain, climate change, etc.), viability of the proposed use, ability to finance the redevelopment with equity, debt or some combination thereof, what types of contributions the redevelopment will bring to the commercial fishing industry, local population, Town of Tiverton and the state-wide interests will all be considered in the evaluation of the proposals.

The responses should include and describe elements that will ensure that the redevelopment incorporates the aesthetic of a traditional New England seaside community and any other amenities as appropriate to the redevelopment proposal. Importantly, proposals must address how it contributes to the enhancement and growth of the commercial fishing industry.

SECTION C: PROPOSAL

Respondents must address the following:

1. A clear statement of the Respondent's interest in the parcel located at 169 Riverside Drive
2. Description of the proposed commercial fishing use and redevelopment, including visual renderings of all anticipated improvements including the building, and other Site improvements.
3. How the proposed redevelopment will impact the community in terms of contributing to its commerce and enhancement of surrounding businesses including other commercial fishing businesses.
4. Employment opportunities generated by the proposed redevelopment, including the number of full-time jobs created.
5. Timing to implement the proposed use from the date of the Lease Agreement.
6. Contributions the redevelopment will bring to the commercial fishing industry, Town of Tiverton, State of Rhode Island and the general public.
7. Details on the background, experience, and qualifications of the Respondent including key personnel who will be operating the business.
8. Respondent's familiarity, history and experience with the type of proposed redevelopment.
9. Proposed source of financing (debt and equity) including the status of financing commitments, names of equity investors and/or other sources of funding.
10. Any additional information Respondent may feel is important.

Disclosures

- Responses will be evaluated independently by DEM
- DEM will meet to discuss the RFP submissions, evaluate the completion and viability of each submission.
- All RFPs received may become public information. The names and concepts of all Respondents may become public information.
- DEM reserves the right to reject any and all submissions for any reason.

- Any interpretation of, or additions to, or deletions from, or any other corrections to the Proposed document, may be issued as written addendums by DEM.
- DEM have made every effort to provide factual information in this RFP.
- Respondents are encouraged to confirm and cite all the data required for their responses.
- DEM assumes no responsibility or liability for any errors or misinformation herein.

Submission Details

Proposals must meet the following requirements in order to be considered qualifying and undergo further evaluation.

A. General Requirements

Submission: Proposals must be submitted to the RI Department of Administration Division of Purchases as follows electronically through Purchasing OSP system.

Disclosure of Corporation & Certificate of Authority forms which are included as a part of this RFP must also be submitted with each proposal. These forms must be reflective of information registered with the RI Secretary of State. This is “Exhibit D” of this document.

All Proposals must be substantially completed to be considered. Proposals that contain material omissions shall be deemed non-qualifying. Allowing any missing information to be supplied after the opening of proposals would be prejudicial to fair competition.

Section D: EVALUATION SOLICITATION SPECIFIC

Evaluation and Selection Criteria

Proposals will be evaluated by DEM lease management staff. Proposals will be evaluated on the established criteria noted below. The total amount of points a Respondent can achieve is 100 points. For the proposals to receive serious consideration for being selected the Respondent must achieve a minimum of 75 points out of the 100 total points.

- [20 POINTS] How the proposal addresses opportunities for enhancing and expanding Rhode Island’s commercial fishing industry, addressing impact on seafood products.
- [20 POINTS] How the proposal addresses contributions that their business and development will bring to the community including contributions to commerce and potential number of jobs created at 169 Riverside Drive
- [20 POINTS] The levels of investment in the buildings and infrastructure at 169 Riverside Drive, including the proposer’s ability, financial and otherwise, to complete the proposed project.
- [20 POINTS] The proposed timing to complete renovations and implement the proposed use from the date of the Lease Agreement.
- [20 POINTS] Details on the background, experience, and qualifications of the Respondent including key personnel who will be operating the business. Respondent’s familiarity, history and experience with the type of proposed redevelopment.