

CITY OF SPRINGFIELD, MASSACHUSETTS  
OFFICE OF PROCUREMENT  
36 COURT STREET, ROOM 307, SPRINGFIELD, MA 01103

REQUEST FOR PROPOSALS

RFP (Bid) Number SPG-13-008

Will be received at the Office of Procurement until 2:00 P.M. August 13, 2012 and will be logged in at that time. Proposals received after the due date and time will be returned unopened.

All packages must be marked with Proposer's business name, the above RFP number and the due date.

By: Lauren Stabilo, Chief Procurement Officer

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This Request for Proposal is for: **Redevelopment of 1600 Main Street (also known as 1592-1596 Main Street)**

(Per the attached specifications)

As requested by: **Springfield Office of Planning and Economic Development**

**THIS FORM MUST BE COMPLETED, SIGNED, AND RETURNED WITH BID.**

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This Proposal is submitted by: \_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Company Address)

I acknowledge receipt of addenda numbered: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

signed by: \_\_\_\_\_  
(Printed or Typed Name and Title)

\_\_\_\_\_  
(Signature and Date) / /

Offering Price: \$ \_\_\_\_\_  
(Minimum Offer \$400,000.00)

Telephone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

ADVERTISEMENT  
CITY OF SPRINGFIELD, MASSACHUSETTS  
OFFICE OF PROCUREMENT

**SEALED BIDS FOR: Redevelopment of 1600 Main Street - Per Bid No. SPG-13-008**

will be received until 2:00 PM: August 13, 2012 BY:.

The Office of Procurement  
Lauren Stabilo, Chief Procurement Officer  
36 Court St., Room 307, Springfield, MA 01103  
Phone (413) 787-6284 Fax 787-6295

at which time the bids will be privately opened and read in the Office of Procurement Bid Room. Bid documents and specifications will be available at no charge online through [www.comm-pass.com](http://www.comm-pass.com) by selecting the Solicitation tab and using the Browse All Open by Entity (City of Springfield) available at any time 24 hours a day, seven days a week. This bid is subject to M.G.L. c. 30B. Bids will be available starting Wednesday, July 11, 2012

The City of Springfield (hereafter "CITY") is requesting proposals for the redevelopment of 1600 Main Street (also known as 1592-1596 Main Street). The City purchased the building in August, 2009, as it was identified as a target redevelopment site after the property had suffered from disinvestment for several years. Since that time the city has fully remediated the property of hazardous materials including asbestos, and undertook a significant partial demolition project – reducing the footprint of the building from 17,881 square feet to 5,944 square feet.

Walk thru schedule:

July 19, 2012 First site walk (10 AM – 11 AM)

August 1, 2012 Second site walk (2 PM – 3 PM)

In order to provide prompt answers to questions, the RFP Committee requests that all proposers submit written questions 10 business days prior to the RFP response deadline. Accordingly, questions must be received in writing only at the City, Office of Procurement not later than **August 3, 2012**. Questions may be faxed or emailed. The Procurement Office fax number is (413) 787-6295 or email to [lstabilo@springfieldcityhall.com](mailto:lstabilo@springfieldcityhall.com) and [bconnors@springfieldcityhall.com](mailto:bconnors@springfieldcityhall.com).

The Chief Procurement Officer reserves the right to waive any informality in and to reject any or all bids if it is in the public interest to do so.

**Note:** to newspaper: Insert the above advertisement in the Springfield Union-News ONLY under the heading "Legal Notice" on TWO DATES: **July 13 & July 18**  
Phone: 787-6284 Reference: 4137836285 - Bid No. SPG-13-008

# City of Springfield, Massachusetts Request for Proposals

## **1600 Main Street**

*Prime downtown restaurant/retail/office opportunity*



**Bid No. SPG-13-008**

**JULY 2012**

## GENERAL INFORMATION

### A. INTRODUCTION

The City of Springfield (hereafter "CITY") is requesting proposals for the redevelopment of 1600 Main Street (also known as 1592-1596 Main Street).

The redevelopment of 1600 Main Street is key piece to the rebirth of downtown Springfield. Located directly next to MassDevelopment's recent \$11 million investment and rehabilitation of 1550 Main Street, the property is a very visible example of a property that had lacked investment for many years and now has the opportunity to make a significant positive impact in downtown, in the heart of Springfield's downtown restaurant and entertainment district.



The City purchased the building in August, 2009, as it was identified as a target redevelopment site after the property had suffered from disinvestment for several years. Since that time the city has fully remediated the property of hazardous materials including asbestos, and undertook a significant partial demolition project – reducing the footprint of the building from 17,881 square feet to 5,944 square feet.

The redevelopment project has established a new ground floor footprint of 5,944 square feet, a full basement of the 5,916 square feet, and a mezzanine space of 1,713 square feet for a total new square footage of 13,573. The building square footage had been 37,475 prior to the improvements. The interior space has not been built out and remains a shell space.

In reducing the buildings footprint, the site now has 20 parking spaces including 1 handicapped parking space on site, with curbcuts on both Worthington Street and Fort Street for easy vehicle access. The site also has new wide walkways along its new West Side wall suitable for outdoor dining, as well as new landscaping including 10 new trees, 34 new inkberry shrubs, 152 catmint herbs, and 34 purple day lilies.

On Fort Street, the subject property is immediately adjacent to The Fort Restaurant (aka Student Prince), named by Gourmet Magazine as one of just 20 "legendary restaurants" in America. The Fort recently celebrated its 75<sup>th</sup> anniversary and is a landmark in New England's restaurant scene. The Fort building was recently purchased by



the New England Farm Workers Council which has plans for market rate housing on the upper floors and has also purchased the nearby Paramount/Hippodrome Theater – a 2,450 seat venue, with plans to reopen the theater in 2012 for major concerts and performances.

On Worthington Street, the subject property is immediately adjacent to the MassDevelopment 1550 Main Street property, now housing the headquarters for the Springfield School Department as well as offices for Baystate Health. Just across from 1550 Main Street is the Fuller Block, recently renovated and home to The Dennis Engineering Group. WFCR – the region’s National Public Radio (NPR) station - is planning to relocate from Amherst to the Fuller Block’s ground floor.



Behind 1550 Main Street on Worthington Street is City Stage – home to the 479 seat Blake Theater and the 70 seat Winifred Arms theater, offering live professional theatre events and offering a great deal of nighttime event activity. Also on Worthington Street is the heart of Springfield’s entertainment district, dotted with small restaurants and nightclub venues, including the legendary Theodore’s – known historically for live blues music as well as authentic BBQ fare.



The property is a short walk to Union Station, a historic train station closed since 1979, planned for redevelopment as a multimodal transit center. Construction expected to begin in 2012. The property is also a short walk to Tower Square, City Hall, MassMutual Center, Symphony Hall, and the downtown hotels.

The City will give preference to developers whose proposal best incorporates the building into these positive attributes in and around the building, offering new amenities for downtown visitors, residents, and workers. Proposers that do not have a use planned and/or tenants committed will not get preference.

The City and an appointed Review Committee reserve the right to reject any or all proposals in whole or in part for any reason and to waive any minor informality within proposals or this document.

The properties are being sold “as is” and the City makes no representations regarding the environmental and/or physical condition of the properties and will require the buyer to assume responsibility for these conditions. Prospective developers should undertake their own reviews and reach their own conclusions concerning zoning, title and survey matters, required

approvals, physical conditions, environmental conditions, reuse potential, utility services and development, leasehold, legal and other considerations. Proposers are responsible for making their own determinations of existing conditions.

## **B. ENVIRONMENTAL ISSUES**

As a standard procedure, the CITY has not made and does not make any representation or warranty as to any matter affecting or relating to this or any parcel for disposition, and the selected developer acknowledges that no such representation or warranty has been made and agrees to take the site in "as is" condition on the date of this agreement. The City shall not be liable or bound in any manner by any statement, representation, or information pertaining to the facilities which may have been furnished to the developer by any of the City's employees, attorneys, agents, servants or other persons.

The selected developer has had a fair and complete opportunity to inspect the parcel and accepts it "as is" with no exception. The selected developer agrees to indemnify the CITY, and hold the CITY harmless, from all damages, losses, and liabilities (including without limitation attorneys' and experts' reasonable fees and disbursement) arising under federal and state environmental statutes and regulations as a result of a relating to any conditions or activities at or involving the location.

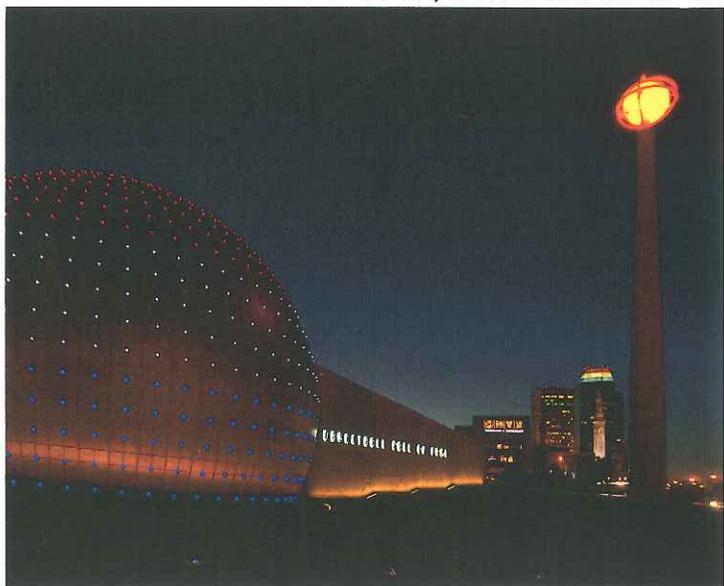
As noted, the city did complete an asbestos and hazardous materials remediation process as part of the redevelopment. Documentation is attached.

## **C. SPRINGFIELD PROFILE**

Springfield is located along the Connecticut River 25 miles from Hartford, Conn.; 50 miles from Worcester; 80 miles from Albany, N.Y.; 85 miles from Providence, R.I.; 90 miles from Boston; and 140 miles from New York City.

Springfield has a notable history. It was the home of Theodore Geisel, better known as Dr. Seuss, and is the location of the Springfield Museum Quadrangle, which includes the Dr. Seuss sculpture garden. It is also the birthplace of basketball, invented by James Naismith at Springfield College, and home to the Naismith Memorial Basketball Hall of Fame.

Other points of interest include the Springfield Armory National Historic Site, Springfield Symphony Hall, CityStage, The Artists at Indian Orchard Mills complex, the Community Music School and many other arts and cultural attractions.



The Springfield Museums, located on the State Street Corridor, house one of the most comprehensive collections of Currier & Ives prints in the world, and the G.W. Vincent Smith Art Museum at the Quadrangle holds one of the Western world's largest collections of Chinese cloisonné. The American Hockey League's Springfield Falcons franchise is based in Springfield, as is the league's headquarters. In March 2009, the City became one of only two in New England to be awarded a National Basketball Association Development (NBA-D) League franchise known as the Springfield Armor. The City is also home to its own symphony – the Springfield Symphony Orchestra is the largest professional orchestra in Massachusetts outside of Boston, and has been existence for nearly 70 years.

From its earliest beginnings Springfield had its roots in industry. In 1776, a national arsenal was sited within Springfield, and, in 1794, it was designated by Congress as the first National Armory. With the dawning of the Industrial Revolution, Springfield experienced growth across a spectrum of manufactured goods: handguns, railroad cars, motorcycles and cars.

Beyond its distinctive historical roots, the City is home to four colleges: Springfield College, American International College (AIC), Western New England College and Springfield Technical Community College (STCC), with a combined enrollment of nearly 20,000 students. AIC and STCC are located on the State Street Corridor. AIC is located directly adjacent to the Project Site. The City is engaged in an economic and cultural partnership with Hartford, Conn., and the Springfield-Hartford region constitutes New England's Knowledge Corridor, with the second-largest concentration of institutions of higher learning in New England, outside Boston.

Major and prominent employers in the City include the world headquarters of MassMutual



Financial Group – which is located on State Street; Liberty Mutual also on State Street; Baystate Health; Mercy Health System; Big Y World Class Markets; Peter Pan Bus Lines; Smith & Wesson; Milton Bradley and Merriam-Webster. Of special interest, Baystate Health, which already employs 3,800, has unveiled one of the more aggressive economic development projects in the region. Baystate Health is in the midst of a \$296 million expansion, substantially completed in March,

2012, and will create more than 500 jobs on the 54-acre Baystate Medical Center campus located in the North End of the city. BMC is also the western campus of Tufts University School of Medicine.

Springfield is the third largest City in Massachusetts and fourth largest in New England (behind Boston, Providence, and Worcester). Springfield is commonly known as the City of Homes for its vast stock and variety of historic architecture and housing styles, and as the City of Firsts for

its being the home to many “firsts,” such as the birth of basketball, the nation’s first Armory, the first motorcycle, and the first gasoline-powered commercial car.

There are proposed plans to link downtown Springfield via frequent commuter rail service to Hartford, New Haven and points thereafter including New York City. These locales are already served by Amtrak rail, with daily trips from Springfield.

#### **D. SITE AND SYSTEMS INFORMATION, STREET ADDRESS**

The street address historically has been known as 1592-1596 Main Street. During the renovation project, the city rebranded the site as “1600 Main Street” in order to simplify the address and establish it as a landmark. The addresses 1592, 1596, and 1600 have always belonged to the block.

The interior has not been built out, however has been improved with a new burner, oil tanks, and temporary heating units. The building has been fully sprinklered and up to code for fire systems. The building also has been improved with a new roof for the entire roof of the building, and new rear wall and glass entryway.

The property is located in the City’s Metro Center neighborhood, also known as downtown, the largest city in western New England. There are approximately 19,000 employees in a .5 mile radius from the property, as well as approximately 4500 residents.

The property is located on Main Street, which underwent \$5 million revitalization recently, including period street lights, new sidewalks, paving, and decorative crosswalks.

Proposers are encouraged to work with neighboring properties and neighborhood organizations to ensure any development proposal is respectful to the fabric of downtown.

#### **E. SPECIAL REQUIREMENTS**

All proposers shall be subject to all restrictions and controls as stipulated in applicable ordinances of the City of Springfield’s and deed restrictions.

For more information please consult the City’s Zoning Ordinance.

Special Requirements for this property sale that will be enforced upon transfer of property as a condition of sale and restriction on deed where applicable:

- 1) Property must remain in good standing and a full paying member of the Springfield Business Improvement District in perpetuity.
- 2) An exterior historic preservation deed restriction will be placed on the building to remain in perpetuity.
- 3) Sign on front of building “1600 Main Street” must remain in its current location, unobstructed, for no less than five years from the closing date.
- 4) Existing landscaping must remain and be fully maintained

- 5) The Main Street side of the building must have an entry door that is open during all hours of business for any ground floor tenant locating in the building.
- 6) Property owner must make available and market site to public market operators for use for no less than eight days per year, for a minimum of five years from date of closing.

**F. DEVELOPMENT CONCEPT**

The City is seeking to select a developer who submits the most advantageous proposal consistent with the selection criteria and proposal requirements set forth in this RFP, and who demonstrates the ability to perform as proposed in a timely fashion.

While the financial benefits (*i.e.*, price paid for the property) of a proposal are important to the selection of a developer, coupled with all selection criteria, the City will also consider the broader fiscal and economic benefits to be realized from the redevelopment project. The City will not be obligated to select the proposer offering the highest purchase price if another proposal better satisfies the selection criteria and other requirements of this RFP as a whole.

The City envisions a success proposal to include some or all of the following elements:

- Creating new jobs for Springfield residents
- Creating positive street level activity on Main Street
- Firm commitment letters from any and all tenants proposed for the building
- Firm financing letters or proof of funding to undertake redevelopment costs
- Timeline to have building occupied by January 1, 2013

**G. PRICE PROPOSAL**

The City will entertain all competitive bids for the property. Price will not be the only factor in selection, but proposers are encouraged to make the best financial benefit case possible to the City and Selection Committee.

**G. ANTICIPATED SCHEDULE OF EVENTS**

The anticipated schedule is as follows:

June 27, 2012	RFP advertise in Springfield Republican
July 11, 2012	RFP advertise in MA Central Register
July 11, 2012	RFP issued
July 19, 2012	First site walk (10 AM – 11 AM)
August 1, 2012	Second site walk (2 PM – 3 PM)
August 3, 2012	RFP questions due by 4:00 PM
August 7, 2012	RFP questions answered
August 13, 2012	Proposals due by 2:00 PM to Procurement Office
August, 2012	Proposals Reviewed
September, 2012	Committee's Recommendation to Mayor
September, 2012	Preferred developer selected

Schedule may be modified as needed at the discretion of the City or the Review Committee.

## H. PRE-PROPOSAL ASSISTANCE/QUESTIONS & ANSWERS

The site is on a major public thoroughway and can be viewed from the public sidewalks at any time. Interested parties are asked not to enter the private property at any time, other than the designated site walks. Attachments include further information on the property.

Questions regarding the RFP may be submitted in writing to the Procurement Department. In order to provide prompt answers to questions, the City requests that all proposers submit **written** questions to the City of Springfield's, Department of Procurement not later than 4:00 p.m. August 3, 2012. Questions may be faxed or emailed. The Procurement Department's fax number is (413) 787-6295 or e-mail Lauren Stabilo at [lstabilo@springfieldcityhall.com](mailto:lstabilo@springfieldcityhall.com) and Brian Connors at [bconnors@springfieldcityhall.com](mailto:bconnors@springfieldcityhall.com). The City will compile written answers which will be mailed to all Proposers who requested a copy of the RFP, no later than August 7, 2012.

To maintain a fair and impartial competitive process, the City can only answer written questions. **Private communication is not allowed with any RFP Review Committee Member or member of the Office of Planning and Economic Development or other City staff during the proposal preparation and evaluation period.** Proposers who initiate private communication or attempt to violate the process outlined herein may be disqualified.

## I. SUBMISSION DEADLINE AND REQUIREMENTS

COMPLETED SUBMISSION PROPOSALS MUST BE RECEIVED BY AUGUST 13, 2012 at 2:00p.m. BY:

**LAUREN STABILO, CHIEF PROCUREMENT OFFICER  
SPRINGFIELD OFFICE OF PROCUREMENT  
36 COURT STREET, CITY HALL, ROOM 307  
SPRINGFIELD, MASSACHUSETTS 01103**

Complete proposals should include all of the following:

1) A cover letter is required that summarizes the project AND addresses the following legal matters:

- State if the Bidder, its principals, and/or personnel has filed for U.S. Bankruptcy Court protection during the past seven (7) years and, if so, describe the circumstances and disposition of the case.
- State if the Bidder is a joint venture, and if so, provide the joint venture agreement and a statement that all joint venture partners will be jointly and severally liable.
- Document any name changes or changes in corporate organization that have necessitated a filing with the Secretary of the Commonwealth or other state authority during the last ten (10) years. Explain the reasons behind these changes.
- State whether within the past ten (10) years there have been or whether there are currently pending or any past civil or criminal investigations and/or conviction of or

actions against you, your firm, or individual employees by a federal or state regulatory agency or taxing authority in connection with any work with which you or your firm has been associated which have led to convictions.

- State whether any of the key personnel you propose to assign to this project have been or are now subject to any such investigations or actions. If the response to any of the foregoing is affirmative, provide an appropriate explanation to include the disposition of the proceedings.

2) Properly executed bid forms including (forms for items are provided with the RFP package):

- Request for Proposal Form Completed and Signed
- Bid Purchase Price Offer
- Tax Certification Affidavit, Signed and Notarized
- Non-Collusion Statement
- Disclosure of Beneficial Interests

3) Project Specific Information. Complete proposals should also include the following:

- a. Narrative description of the proposed redevelopment program, including a preliminary site plan and elevations. If project includes a job creation component, narrative should clearly identify number and type of jobs expected to be created.
- b. Purchase price and terms, specifying the total proposed purchase price for the Project Site(s)
- c. Financial plan for the project including anticipated sources and uses budget, and estimates of direct construction and general development costs. Proposal should include proof of financing and/or financing commitments to encompass all proposed redevelopment costs.
- d. Tenant commitment letters of interest of any proposed tenants planned to locate as part of the redevelopment.
- e. Project schedule with proposed timelines for implementation of the proposed redevelopment plan, including construction schedule, any proposed phasing, etc.
- f. A listing of the development team members, including the lead development team entity(ies); construction manager/general contractor; management agent; architect; engineer; consultant(s); legal counsel; broker; etc. The proposal should identify the contact person who will represent each team member.
- g. Previous relevant experience of development team members. A resume, including development experience must be included for *each* of the following parties who are members of the development team:
  - Corporate general partners or controlling member/manager of the development entity(ies) (including non-profits).
  - Individual general partners or controlling member/manager of the development entity(ies).
- h. A company background statement for the lead development entity, to include:
  - Name of legal entity.
  - Names of principals in firm.
  - Addresses and telephone numbers of all entity officers.

- Structure of entity, i.e., individual, partnership, corporation, LLC.
- Year's entity has been in business.
- Names of individuals familiar with the developer's work on similar projects who may be contacted as references.

In addition, any and all relevant supporting information and documentation should be included within the proposal.

Bidders are subject to all current zoning, building restrictions and controls as well as design review by the Office of Planning and Economic Development. Bidders must be current on all taxes, fines, fees and other debts and liabilities that they may have to the city. Any bidder with a significant history of non-compliance with Code Enforcement will be automatically disqualified. Bidders must make known in the proposal should any current liabilities exist.

**The submissions package proposal must be submitted as follows:**

Bidder's name, address, phone and fax number marked on the outside of the envelope, with enclosed proposals, whether they are for one package or both packages, the envelope should be marked: **"Request for Proposals for 1600 Main – Per Bid No. 13-008". One (1) unbound original proposal and five (5) copies should be included for a total of six (6) copies.**

**J. REVIEW COMMITTEE**

A Review Committee will be established by the City to review and evaluate complete proposals. The review committee may be composed of representatives from organizations such as the City of Springfield Office of Planning and Economic Development, Office of Neighborhood Services, and local neighborhood and civic associations.

The City may, in its sole and absolute discretion, reject any and all, or parts of any and all proposals; may re-advertise this RFP if so inclined; postpone or cancel at any time this RFP process; change, adjust, or modify the anticipated schedule of events. The City reserves the right to waive any minor informalities pertaining to any proposals received.

Proposals will be evaluated pursuant to MGL 30B. Upon completion of the evaluation process the RFP Review Committee will make its recommendation(s) to the Mayor and its determination of the most responsive proposal, as a result of this RFP. All dispositions by the City shall be in its sole and absolute discretion and upon a determination that the proposed redeveloper possesses the significant qualifications and has furnished satisfactory evidence of financial resources necessary to complete any proposed redevelopment.

Any proposal that is accepted will be required to obtain a site plan approval letter through the Office of Planning & Economic Development prior to any construction activity taking place. If a nonprofit organization is designated preferred developer, it will be expected to enter into an agreement with the City of Springfield to make an annual in-lieu-of-tax payment equal to fifty percent (50%) of the amount of the annual tax amount; the amount to be negotiated with the Board of Assessors and approved the City of Springfield.

The City has made every effort to ensure that the information is accurate. However, it is the buyer's responsibility to investigate to their satisfaction any matter as it may relate to the property or its purchase.

**Private communication is not allowed with any RFP Review Committee member or member of the Office of Planning and Economic Development or other City staff during the proposal preparation and evaluation period.** Proposers who initiate private communication or attempt to violate the process outlined herein may be disqualified.

#### **K. MINIMUM CRITERIA**

Each proposal will be evaluated based on the completeness, presentation and responsiveness to the requirements of the RFP. The following identifies the minimum criteria by which the City will evaluate the proposals. A written response with supporting documentation must be submitted and labeled for each criteria:

1. The proposal must describe the qualifications and previous work of the firm and the firm's team, with respect to redevelopment projects of similar size, scope, complexity and issues.
2. The firm or a member of the firm's team must have the capacity to commit personnel and resources necessary to provide high quality redevelopment project in a timely and responsive manner within the timeframe for completion of renovation process as set by the City Office of Planning and . The City is currently seeking a three (3) year contract.
3. The firm and the firm's team must submit references and detailed examples of all similar prior redevelopment projects in response to these criteria. .

## L. COMPARATIVE EVALUATION CRITERIA

Responses which comply with the MINIMUM CRITERIA will be further evaluated for responsiveness under the COMPARATIVE CRITERIA set forth below.

Ratings of Highly Advantageous (“HA”), Advantageous (“A”), Not Advantageous (“NA”), or Unacceptable (“U”) will be given to each of the following criteria for each Proposer. A composite rating of “Highly Advantageous” or “Advantageous” may be assigned only if a proposal has received at least one such rating among the criteria listed below.

- Developer history and capacity
- Project feasibility
- Achievement of Public Policy Goals and Significant Public Purposes
- Readiness to Proceed
- Direct Financial Benefit

### 1. Proposer History and Capacity

- HA The Proposer has an extensive successful track record in developing successful urban commercial sites, as demonstrated by at least five (5) similar projects.
- A The Proposer has a good track record in developing urban commercial sites, as demonstrated by at least three (3) comparable projects.
- NA Proposer has minimal experience or a poor track record in urban commercial and/or housing development or has not assembled a development team with sufficient expertise.
- U Non-responsive.

### 2. Project Feasibility

- HA The Proposer has documented a clear, comprehensive development plan and/or management plan. The schedule and budget as supported by detail, and construction and/or rehabilitation costs (where applicable) are reasonable. The Proposer has resources and/or commitments readily available to undertake the project and has attached letters and proof of such resources. The long term operations budget is feasible.
- A The Proposer has documented an acceptable development schedule and budget but aspects of the plan are not clearly defined and/or realistic. The Proposer’s response is not fully detailed and/or committed.
- NA The Proposer has submitted a development plan that lacks sufficient detail and / or unrealistic.
- U Non-responsive.

### **3. Achievement of Public Policy Goals**

- HA The Proposer's development plan redevelops the property in an efficient timeline, creating employment opportunities for city residents and improved streetscape, new street level activity on Main Street, and is respectful of the surrounding and adjacent properties in both design and use. Proposed tenant commitments are provided.
- A The Proposer's development plan redevelops the property in a reasonable timeline and redevelopment plan will have a positive effect on neighborhood.
- NA The Proposer's development plan does not meet the goals of neighborhood revitalization and does not indicate when improvements will be complete.
- U Non-responsive.

### **4. Readiness to Proceed**

- HA The Proposer has assembled an experienced development and/or management team with the expertise to successfully complete the project in a timely manner and to successfully operate the property going forward. The proposer has proposed an aggressive but realistic development timeline and does not require public financial assistance to proceed.
- A Proposer has partially assembled a development team with the expertise to complete the project and requires limited public financial assistance to proceed. The proposer's timeline is questionable and/or needs clarification.
- NA Proposer has not demonstrated that they are ready to proceed. The timeline is unsupported and the project requires substantial public financial assistance.
- U Non-responsive.

### **5. Direct Financial Benefit**

- HA The proposal offers the greatest, direct financial benefit (e. price paid for the property, new tax revenue, etc.) to the City of Springfield
- A The proposal offers the second-highest direct financial and/or fiscal benefits (e. price paid for the property, new tax revenue, etc.) to the City of Springfield.
- NA The proposal offers less than the second highest direct financial and/or fiscal benefits (e. price paid for the property, new tax revenue, etc.) to the City of Springfield.
- U Non-responsive.

**COLLUSION OR FRAUD STATEMENT**

THE UNDERSIGNED CERTIFIES UNDER PENALTIES OF PERJURY THAT THIS BID IS IN ALL RESPECTS BONA FIDE, FAIR AND MADE WITHOUT COLLUSION OR FRAUD WITH ANY OTHER PERSON. AS USED IN THIS SECTION THE WORD "PERSON" SHALL MEAN ANY NATURAL PERSON, JOINT VENTURE, PARTNERSHIP, CORPORATION OR OTHER BUSINESS OR LEGAL ENTITY.

\_\_\_\_\_  
(NAME OF PERSON SIGNING BID)

\_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(COMPANY)

**TO BE INCLUDED IN ALL SPECIFICATIONS**

**COMPLIANCE WITH FEDERAL, COMMONWEALTH OF MASSACHUSETTS, AND CITY OF SPRINGFIELD TAX LAWS.**

**A. COMPLIANCE WITH TAX LAWS**

The contractor must be in compliance **at the time it submits its bid and afterwards if selected as the contractor**, with all Federal, Commonwealth of Massachusetts and City of Springfield tax laws, the contractor will be disqualified from the bidding procedure.

**B. TAX CERTIFICATION AFFIDAVIT.**

The contractor **must** complete and return the Tax Certification Affidavit with the contractor's bid/proposal. Failure to complete and return the Tax Certification Affidavit will disqualify the contractor from the bidding procedure.

**C. VERIFICATION OF COMPLIANCE WITH FEDERAL AND MASSACHUSETTS TAX LAWS.**

If the City of Springfield discovers that the contractor is not in compliance with Federal or Massachusetts tax laws, the contractor shall be excluded from the bidding procedure.

**D. COMPLIANCE WITH THE CITY OF SPRINGFIELD TAXES.**

If the City of Springfield discovers that the contractor owes the City of Springfield any assessments, excise, property or other taxes, including any penalties and interest thereon, the contractor shall be excluded from the bidding procedure.

The contractor at all times during the term of an awarded contract shall observe and abide by all Federal, Commonwealth of Massachusetts and City of Springfield tax laws and remain in compliance with such laws, all as amended.

**TAX CERTIFICATION AFFIDAVIT FOR CONTRACTS**

Individual Social Security Number \_\_\_\_\_

State Identification Number \_\_\_\_\_

Federal Identification Number \_\_\_\_\_

Company: \_\_\_\_\_

P.O. Box (if any): \_\_\_\_\_ Street Address Only: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

List address(es) of all other property owned by company in Springfield: \_\_\_\_\_

Please Identify if the bidder/proposer is a:

Corporation \_\_\_\_\_

Individual \_\_\_\_\_ Name of Individual: \_\_\_\_\_

Partnership \_\_\_\_\_ Names of all Partners: \_\_\_\_\_

Limited Liability Company \_\_\_\_\_ Names of all Managers: \_\_\_\_\_

Limited Liability Partnership \_\_\_\_\_ Names of Partners: \_\_\_\_\_

Limited Partnership \_\_\_\_\_ Names of all General Partners: \_\_\_\_\_

You must complete the following certifications and have the signature(s) notarized on the lines below. Any certification that does not apply to you, write N/A in the blanks provided.

**FEDERAL TAX CERTIFICATION**

I, \_\_\_\_\_ certify under the pains and penalties of perjury that \_\_\_\_\_, to my best knowledge and  
(authorized agent) (Bidder/Proposer)  
belief, has/have complied with all **United States Federal taxes** required by law.

\_\_\_\_\_  
Bidder/Proposer/Contracting Entity Authorized Person's Signature Date: \_\_\_\_\_

**CITY OF SPRINGFIELD TAX CERTIFICATION**

I, \_\_\_\_\_ certify under the pains and penalties of perjury that \_\_\_\_\_, to my best knowledge and  
(authorized agent) (Bidder/Proposer)  
belief, has/have complied with all **City of Springfield taxes** required by law (has/have entered into a Payment Agreement with the City).

\_\_\_\_\_  
Bidder/Proposer/Contracting Entity Authorized Person's Signature Date: \_\_\_\_\_

**COMMONWEALTH OF MASSACHUSETTS TAX CERTIFICATION**

Pursuant to M.G.L. c. 62C §49A, I, \_\_\_\_\_ certify under the pains and penalties of perjury that \_\_\_\_\_,  
(authorized agent) (Bidder/Proposer)  
to my best knowledge and belief, has/have complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

\_\_\_\_\_  
Bidder/Proposer/Contracting Entity Authorized Person's Signature Date: \_\_\_\_\_

**Notary Public**

STATE OF \_\_\_\_\_, 2012

County of \_\_\_\_\_, ss.

Then personally appeared before me [name] \_\_\_\_\_, [title] \_\_\_\_\_ of [company name] \_\_\_\_\_, being duly sworn, and made oath that he/she has read the foregoing document, and knows the contents thereof; and that the facts stated therein are true of his/her own knowledge, and stated the foregoing to be his/her free act and deed and the free act and deed of [company name] \_\_\_\_\_.

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

**YOU MUST FILL THIS FORM OUT COMPLETELY AND, SIGNATURES MUST BE NOTARIZED ON THIS FORM AND YOU MUST FILE THIS FORM WITH YOUR BID/CONTRACT.**



5. Continued

None of the persons listed in this section is an official elected to public office in the City of Springfield 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 signed by 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 Office of Planning and Economic Development 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: \_\_\_\_\_