



REQUEST FOR PROPOSALS (RFP)
O'NEIL STREET RE-DEVELOPMENT PROJECT
ADDENDUM 1

CITY OF SOUTH PORTLAND
O'NEIL STREET FACILITY RE-DEVELOPMENT PROJECT
O'NEIL STREET, SOUTH PORTLAND

PREPARED BY:

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BELOW ARE A LIST OF QUESTIONS THE CITY HAS RECEIVED DURING AND FOLLOWING THE PRE-PROPOSAL CONFERENCE HELD ON FEBRUARY 27, 2018

I. Who is part of the City’s Selection Team, the group that will be making a recommendation to City Council?

The City’s Selection Team includes Councilor Kate Lewis, former Mayor Patti Smith, Assistant Manager Josh Reny, Planning Director Tex Haeuser, City Engineer Brad Weeks, Deputy Parks Director Karl Coughlin, and former O’Neil Street Facility Committee members Sara Zografos, Barbara Dee, and Linden Thigpen.

II. Once the City Council selects the Developer, will there then be a Memorandum of Understanding or a Purchase & Sale Agreement?

The **Anticipated Project Sequence** on Page 4 is amended as follows (underlined):

1. Issue RFP
 2. Selection Team Review of Proposals
 3. Interviews (if needed)
 4. Selection Team Recommendation of Developer
 5. City Council Selection/Approval of Developer
 6. Developer Posting of Proposal Deposit and Execution of Purchase and Sale Agreement Within 14 Days of Selection
 7. Developer and Selection Team Refine Master Plan, Including Public Engagement
 8. Developer Prepares Final Master Plan and Presents to the City Council
 9. Developer Secures Conditional Use or Contract Zone in Coordination with the City
- (End of City Selection Team Involvement)*
10. Developer Project Design and Permitting
 11. Land Sale and Transfer to Developer
 12. Construction

III. What will be the City’s requirement for a Bid Bond, Performance Bond, Payment Bond, etc.?

Following the City Council’s selection of a Developer, a Bid Bond of \$25,000 will be required within 14 days. The City will not require a Performance or Payment Bond. The City will pursue performance guarantees through a Contract between the City and Developer, which may be written into the conditional zoning if rezoning is required. The Contract will be negotiated and executed prior to completing the sale of the property. All sections of the RFP where the term “conditional rezoning” is used should

be replaced with “conditional or contract rezoning”.

IV. Will any of the buildings, equipment, or materials be removed from the property prior to the sale?

The City will be responsible for removing the underground fuel tanks. The City will also dispose of any waste oil or other chemicals, cleaning supplies, etc. The City does not plan to raze any buildings or fixtures prior to sale, and they will be sold/transferred as part of the property. It should be assumed that materials or equipment of value will be removed or sold by the City prior to sale. The City does not intend to retain or relocate the greenhouse or communications tower.

V. What are the dimensions of the Parks Building located on Pitt Street?

The dimensions of the Parks building are approximately 42’ by 72’. However, the City advises Proposers to visit the building and take their own measurements if contemplating a re-use option.

VI. What is the status of utilities, including fiber optic cable and/or gas?

The City does not own the fiber optic cable on O’Neil Street and would advise Proposers to contact local internet service providers to determine options and pricing. The site is served by Portland Water District and City Sewer, but not presently by Unitil. Proposers should contact each respective utility with any questions. The proposer is responsible for costs and coordination with utility providers and any improvements required to provide the necessary services to the project. The proposer is also required to separate stormdrains and sewers on the project site.

Attachments:

- A. Property Survey**
- B. Pre-Proposal Conference Sign-In Sheet**

All Proposers are encouraged to visit the City of South Portland website to review record information for the O’Neil Street re-development project.

Web Address

<http://www.southportland.org/our-city/board-and-committees/oneil-street-committee/>