

**CITY OF ROCHESTER, NH
31 Wakefield St. Rochester, NH 03867**

REQUEST FOR PROPOSAL: RFP 24-02

The City of Rochester, New Hampshire is soliciting Request for Proposals (RFP):

Redevelopment of 43, 45, and 51 Old Dover Road

1. RFP Submission Option - Hardcopy:

Submit Hardcopy via USPS, FEDEX, or UPS: City of Rochester, NH, The Department of Economic Development, Attn: Director Scala at 31 Wakefield St. Rochester, NH 03867. Reference **RFP 24-02** on package.

In person drop offs are to go to the Department of Economic Development located on the 2nd floor of the City Hall Annex, 33 Wakefield Street, Rochester, NH 03867.

2. RFP Receipt Date & Time: No later than **August 9, 2023, at **5:00pm**.**

3. RFP Collection and Review: RFP's will be collected and reviewed for later submission and award by the Rochester City Council.

4. RFP Questions: Any and all questions should be sent to Michael Scala at michael.scala@rochesternh.gov. Responses shall be posted on the City's website at www.rochesternh.gov/bids regarding RFP 24-02.

**CITY OF ROCHESTER
NEW HAMPSHIRE**

**REQUEST FOR PROPOSALS
REDEVELOPMENT OF 43, 45, AND 51 OLD DOVER ROAD**

RFP – 24-02

I. PROJECT OVERVIEW

The City of Rochester is seeking Request for Proposal (RFP) submissions in regard to the redevelopment of the city-owned parcels located at 43, 45, and 51 Old Dover Road, tax map **0132-0036**, **0136-0077**, and **0136-0076** respectively.

This is a preliminary document meant to gather general information from interested parties to assess the feasibility and interest in the redevelopment of this site.

This RFP will gather proposals from multiple, prospective developers as part of the selection process to determine the future developer of this site.

These three (3) lots comprise of approximately 14.37 acres of land that include over 1100 feet of frontage along Old Dover Road.

These parcels are all zoned as Residential-2. Permitted uses within the Residential -2 Zone are delineated in Tables 18A-18E of the City of Rochester Zoning Ordinance (Chapter 275 of the City's Code). This table is included at the end of this document.

The City Council is aware of the City's critical need for Workforce/Affordable Housing and has decided that the redevelopment of these lots should focus on addressing that issue.

II. PROJECT GOALS AND SCOPE

The City is requesting that RFP submissions address a majority of the following items:

The creation of Workforce/Affordable Housing as defined by RSA 674:58, sections IV and I respectively.

1. The creation of green/recreational space
2. Size / Dimensions of the building(s)
3. Proposed property management structure.
4. Proposed project funding mechanism.
5. Proposed project ownership structure.
6. Any other relevant information you feel adds value to the project
7. Additional items as required per the Rochester City Council

The RFP should consist of a **narrative** outlining the applicant's goals and concepts for the proposed redevelopment of the lots. The narrative should also address all of the topics listed above as well as any additional information the applicant feels is relevant to the project.

The applicant should also provide a basic site plan for the project. Additional sketches and renderings may also be helpful in conveying to the Council the applicant's vision for the project.

III. ADDITIONAL CONSIDERATIONS

- These lots are located outside the City's Downtown Density Ring. Unit density should be calculated using 7500 sf. per unit.
- It is the responsibility of the developer to demolish/remove any structures/equipment remaining after sale of the properties.
- A Developer Agreement with the City of Rochester may be required as part of the sale.
- Phase I and Phase II Environmental reports are available upon request at michael.scala@rochesternh.gov.

IV. EVALUATION OF SUBMISSIONS

Submissions will be evaluated and considered based on the following categories:

- Number of proposed Workforce/Affordable units created
- Overall concept and what the project would add to the community
- Organization's capacity and history; to include previously completed projects and makeup of the project team
- Projected project timeline

All proposals received in response to this RFP will be:

1. Reviewed and summarized by City staff for the City Council.
2. City staff may make recommendations to the City Council along with its reviews & summaries.
3. The City council will deliberate upon the information provided by City staff.
4. The City Council will then direct staff on further actions.

Actions may include:

- i. Pause the process.
- ii. Amend initial RFP and re-post.
- iii. Issue a request for further information from some, or all, of the initial RFP respondents. This may include a proposed purchase price.

A bidder will be permitted to withdraw his proposal unopened after it has been deposited if such request is received in writing prior to the time specified for opening the proposals.

V. PROPOSAL OPENING

Proposals will be collected and opened by the City's Department of Economic Development. All proposals will then be collated and distributed to the City Council for discussion and possible selection.

VI. DISQUALIFICATION OF PROPOSALS

Either of the following reasons may be considered as being sufficient for the disqualification of a submitter and the rejection of her/his proposal:

1. Evidence of collusion among submitters.
2. Failure to supply complete information as requested by the RFP specifications.

VII. AWARD OF CONTRACT

The City holds the right, in its judgment, to choose the proposal which it feels is in the best interest of the City. If a contract is to be awarded, the Contractor/Vendor selection shall be based in part on possession of the necessary experience, organization, technical and professional qualifications, skills and facilities, reference checks, project understanding, approach, ability to comply with proposed or required time to completion or performance, licensing or certification, in good standing with Federal, State and Local agencies, possession of satisfactory record of performance, cost and to a responsible and qualified bidder whose proposal complies with all the requirements prescribed as soon as practical after the bid opening. The successful applicant will be notified, by the form mailed to the address on his proposal, that his proposal has been accepted and that he has been awarded the contract.

VIII. CANCELLATION OF AWARD

The City reserves the right to cancel the award of any contract at any time before the execution of such contract by all parties without any liability or other claim against the City.

1. The sufficiency of bidder's financial resources to fulfill the contract.
2. The bidder's ability to provide future maintenance and/or services.
3. Any other applicable factors as the City determines necessary and appropriate

IX. LAWS, PERMITS AND REGULATIONS

1. The Contractor shall obtain and pay for all licenses and permits as may be required of him by law, and shall pay for all fees and charges for connection to outside services, and use of property other than the site of the work for storage of materials or other purposes.
2. The Contractor shall comply with all State and Local laws, ordinances, regulations and requirements applicable to work hereunder, including building code requirements. If the Contractor ascertains at any time that any requirement of this Contract is at variance with applicable laws, ordinances, regulations or building code requirements, she/he shall promptly notify the City of Rochester in writing.

X. INSURANCE & LEGAL BUSINESS ENTITY

Contractor and any related subcontractors will carry appropriate liability insurance, and be a legal business entity authorized to conduct business in the State of New Hampshire.

PROPOSAL FORM

CONTACT INFORMATION
RFP # 24-02

Legal Business Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Primary Contact: _____

Primary Phone: _____ **Mobile:** _____

E-mail: _____

Authorized Signatory:

Print Name and Title _____

Signature: _____ **Date:** _____

Site Map – 43, 45, and 51 Old Dover Road



Permitted Use Table for R-2 – Chapter 275, Table 18-A

ZONING

275 Attachment 1

City of Rochester

Table 18-A Residential Uses
[Amended 4-4-2017; 3-5-2019; 5-7-2019]

LEGEND
 P = Permitted Use
 C = Conditional Use
 E = Use Allowed by Special Exception

Residential Uses	Residential Districts					Commercial Districts				Industrial Districts			Special		Criteria/Conditions Reference
	RI	R2	AG	NMU	DC	DC	DC	HC	GI	RI	HS	AS	HS	AS	
Apartment, accessory (accessory use)	E	P	P	P	P	P	P	P	—	—	—	—	E	—	Article 21 and 23
Apartment, in-law	P	P	P	P	P	P	P	P	—	—	—	—	—	—	—
Apartment, security	—	P	—	P	P	P	P	P	P	P	—	—	P	P	Articles 2 and 23
Assisted living facility	—	C	C	C	C	C	C	C	—	—	—	—	C	—	Article 21
Boardinghouse	—	—	—	—	E	—	—	—	—	—	—	—	—	—	—
Community residence-1	—	E	E	—	E	E	E	E	—	E	—	—	E	—	Article 22
Community residence-2	—	—	E	—	—	E	—	—	—	E	—	—	E	—	Article 22
Conservation subdivision	C	C	C	—	—	C	C	C	—	—	—	—	—	—	Articles 21 and 33
Dwelling, apartments (apartment/mixed-use building)	—	—	—	P	P	C	P	P	—	—	—	—	—	—	Article 21
Dwelling, multifamily development	—	P	—	—	P	—	P	—	—	—	—	—	—	—	Articles 20 and 22
Dwelling, multifamily	—	P	—	—	P	—	P	—	—	—	—	—	—	—	—
Dwelling, single-family	P	P	P	P	—	P	P	P	—	—	—	—	P	—	Articles 21 and 33
Dwelling, two-family	—	P	P	P	C	P	P	P	—	—	—	—	—	—	Articles 21 and 33
Flag lots	—	C	C	—	—	—	—	—	—	—	—	—	C	—	Article 21
Home occupation-1 (accessory use)	P	P	P	P	P	P	P	P	—	—	—	—	P	—	Article 24
Home occupation-2 (accessory use)	P	P	P	P	P	P	P	P	—	—	—	—	P	—	Articles 22 and 24

ROCHESTER CODE

Residential Uses	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions Reference
	RI	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS	
Home occupation-3 (accessory use)	—	E	E	P	P	P	P	—	—	E	—	Articles 22 and 24
Manufactured housing unit on own lot	—	—	P	—	—	—	—	—	—	—	—	Articles 20 and 21
Nursing home	—	—	C	—	—	C	—	—	—	P	—	Articles 20 and 21
Outdoor wood-fired hydronic heater	—	—	P	—	—	—	—	—	—	—	—	Article 20
Porchop subdivision	—	—	C	—	—	—	—	—	—	—	—	Article 21
Residential facility	—	—	E	—	—	E	—	—	E	E	—	Article 22
Senior housing	—	P	C	C	C	C	—	—	—	—	—	Article 21
Temporary structure	P	P	P	P	P	P	P	P	P	P	P	Article 20
Zero lot line development	C	C	C	—	—	C	C	—	—	—	—	Article 33