

LEGAL ADVERTISEMENT/INVITATION TO BID

The Town of Edgartown, through its Select Board, is seeking proposals for the development of up to 40 units, including up to 36 rentals and four ownership units of affordable and community housing on a 6.76-acre parcel of town-owned land (the "Property") located at 38 Meshacket Road. The Property is located in a residentially zoned area, which is largely undeveloped. The Town will convey development rights to the developer through a Land Development Agreement (LDA) together with a 99-year ground lease. It is expected that the developer or a subsidiary will retain ownership of the rental housing, and will sell the ownership units once constructed. All of the units will be income and resale restricted in accordance with the ground lease that the Town will hold on the land.

We are issuing a Request for Proposals (RFP). The purpose of this RFP is to select a developer/owner with experience in constructing, owning and managing affordable and community rental and ownership housing, who will meet the Town's goals. This solicitation is being conducted in accordance with the provisions of the Uniform Procurement Act, Massachusetts General Laws Chapter 30B. The provisions of MGL Chapter 30B are incorporated here by reference.

Proposal packages may be obtained electronically by emailing Jennifer Smyth at the Town of Edgartown Procurement Office, jsmyth@edgartown-ma.us. Arrangements can be made to pick up a copy in person from the Procurement Office by calling (508) 627-6185.

Applicants must submit one original, one electronic copy, and 9 copies of their application on or before 12 noon on October 22, 2021 to: The Meshacket Developer Selection Committee. Proposals may be hand delivered and left in the Dropbox outside the front door of Town Hall at 70 Main Street, mailed via USPS to Edgartown Procurement Office, PO Box 5158, Edgartown, MA 02539, or sent via UPS or FedEx to Edgartown Procurement Office, 70 Main Street, Edgartown, MA 02539. Please note that overnight and 2-day services do not guarantee timely delivery on Martha's Vineyard.

Proposals must be submitted in a sealed envelope, clearly marked "Meshacket Road Affordable Housing Proposal Ref # AHC-19-30." Faxed submissions will not be accepted. Submitted proposals must include all required documents, completed and signed per the instructions and attached forms included in this bid package.

Bids will be opened and recorded on October 22, 2021. No proposals submitted after this time will be accepted.

The Town of Edgartown reserves the right to reject any or all proposals, to waive minor informalities or technical deficiencies, or to allow the proposer to correct them, modify or amend, with the consent of the applicant, any proposal prior to acceptance, to extend any deadline set forth in this Request for Proposals, or to cancel this Request for Proposals, in whole or in part, if it is in the best interest of the Town to do so.

The Town of Edgartown makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in the RFP. This RFP, including all attachments and supplements, is made subject to errors, omissions, prior sale, lease or financing; withdrawal with prior notice; and changes to, additions to and different interpretations of laws and regulations.

On August 18, 2021 at 2 p.m. an optional site walk will be held at 38 Meshacket Road. An optional pre-bid conference for any interested prospective bidders will be held on August 19 at 9:30 a.m. on Zoom. Proposers who plan to attend either or both of these must RSVP for the site walk and/or the Zoom conference by contacting Jennifer Smyth at jsmyth@edgartown-ma.us. A Zoom number for the conference and instructions for the site walk will be sent to those who send an RSVP by August 11, 2021 at 5 p.m.. Proposers are encouraged to submit any questions to this email address prior to the site walk and pre bid conference. Written responses to all questions received within 48 hours of the pre bid conference will be provided and circulated to all those who have requested copies of the RFP.

Proposals Due by 12 p.m. on October 22, 2021