



SALEM STATE UNIVERSITY

INVITATION TO BID
THIS IS NOT AN
ORDER

- 1. The university is an agency of the Commonwealth of Massachusetts and is exempt from any State tax or Federal excise tax
- 2. Unless otherwise stated, the unit price shall be the net price. Separate unit and total prices must be shown if applicable.

Responses must be received on or before Wednesday, November 3, 2021 by 2:00 PM

Salem State University reserves the right to waive informalities and to reject all bids; or to accept the bid deemed best for the Commonwealth

- 3. For additional information or questions:

Reynaldo Ramos at rrosamos@saalemstate.edu and reference RFP SSU 2022-01 To Own and Move Sterling Streamliner Diner. Building is located at 70 1/2 Loring Avenue, Salem, MA 01970

| SPECIFICATIONS | UNIT PRICE | TOTAL PRICE |
|-----------------------------|------------|-------------|
| See Attached Specifications | | |

EQUAL OPPORTUNITY

The contractor agrees not to discriminate against any employee or applicant for employment because of race, sex, color, religious creed, national origin, and/or ancestry. The contractor agrees to post in conspicuous places notices to be provided by the Massachusetts Commission Against Discrimination with respect to the Fair Employment Practice laws of the Commonwealth which are herein made of this contract reference.

Vendor Information

COMPANY

ADDRESS

CITY STATE ZIP

TELEPHONE

AUTHORIZED SIGNATURE

NAME TITLE

FEDERAL EMPLOYER'S ID CODE 9 DIGITS

Salem State University Assistance Corporation

REQUEST FOR PROPOSALS

TO MOVE STERLING STREAMLINER DINER BUILDING AT
70 ½ LORING AVENUE
SALEM, MA 01970

RFP # SSU 2022-01

1. Introduction

At the direction of Salem State University, the Salem State Assistance Corporation ("SSUAC") is seeking proposals from interested parties to take ownership of the Sterling Streamliner Diner (commonly known as the Salem Diner), move it to another location, and restore the existing site for use as a parking lot.

This single-story Sterling Streamliner Diner (hereinafter "Diner"), currently located at 70 ½ Loring Avenue, Salem, MA, was manufactured in 1941. It is believed that sixteen (16) Sterling Streamliners were produced by J. B. Judkins Co. of Merrimac, MA between 1939 and 1943. Reportedly, this Diner was one of two Sterling Streamliners still in operation. The Diner was placed on the National Register of Historic Places in 1999 and is also listed on the Massachusetts Register of Historic Places. For more information about the Diner's historic designation, bidders may contact the Massachusetts State Historic Preservation Office (SHPO) at 617.727.8470 or visit www.sec.state.ma.us/mhc.

The Diner has an attached wood framed section (35 x 13) which houses the restrooms and is over a stone foundation supported by wood and steel support beams. The total gross building area consists of 1,070 square feet with a 49-seat capacity.

The Diner building has metal siding with a stucco exterior on the addition. There is an aluminum entryway with enclosed "air-lock" section at the main entry. The windows are fixed glass porthole style with some double hung windows. The addition has double hung vinyl windows and a vinyl entry door. The interior has a mostly original vintage finish with tile floors, built-in booths with laminate tables. The main counter is glass with several stools. The ceiling is its original panel, and there are stainless steel counters and production and serving areas. The addition has plaster walls and vinyl tile floors. The Diner is being offered "as is" and without warranty of any kind. It may contain asbestos, lead paint, or other hazardous material.

SSUAC was created by a special act of the legislature in 1994 as a vehicle to allow Salem State University to purchase what is now known as its central campus. Since its enabling legislation, and subsequent amendments thereto, SSUAC has acquired and owned other properties for the benefit and use of Salem State University. SSUAC is the owner of record of the Diner.

2. Proposals

All proposals that include assuming ownership of the Diner and relocating the Diner will be reviewed and considered. If a bidder chooses not to address any of the elements below, please indicate so by affirmatively stating "Bidder has no proposal for this section." Please address the following in your proposal:

1. Letter of interest including the intent of use for the Diner and the new location.
2. Financial plan including:
 - a) relocation and site restoration costs, including but not limited to permits, insurance, etc.
 - b) purchase price for the Diner (if any).
3. Logistics plan for the removal of the building structures from the site including method of removal, if known.
4. Restoration plan for the site including contractor and specifications to restore site to a functioning parking lot after all structures are removed.
5. Schedule for entire project including timing details on the structure removal and restoration process.
6. Demonstrated financial capacity to execute proposal.
7. Please answer yes or no: is the bidder currently the subject of any criminal investigation, indictment, debarment, or other litigation which might adversely affect its ability to carry out the requirements of this RFP or has the bidder ever been debarred or suspended? If yes, please provide explanation. Please note: SSUAC reserves its right to disqualify any bidder who is the subject of any criminal investigation, indictment, debarment, or other litigation which might adversely affect ability to carry out the requirements of this RFP.

A highly advantageous proposal would include the following:

- Relocating the Diner within the city limits of Salem, MA.
- Operating the Diner as a food establishment.
- A monetary offer to purchase the Diner.
- A restoration plan that includes demolition and removal of all remaining structures and debris; repairing/restoring any areas damaged during removal operations; removing and decommissioning existing utilities; bringing in necessary approved fill; and paving site for use as a parking lot.

3. Instructions for Submission of Proposals (see timeline below)

Bidders must acknowledge understanding and compliance with each section of this RFP. If the bidder's document conflicts with this RFP, the RFP's language takes priority.

This is a closed-bid submission. Bids will be opened and examined according to the timetable set forth below.

Bids must be submitted BEFORE the posted deadline and will not be accepted after. Bids must be submitted electronically to Reynaldo Ramos, Senior Director for Purchasing and Vendor Relations at rros@salestate.edu.

Please note that this is an anticipated calendar and may be subject to change:

- RFP will be released on September 1, 2021.
- A walk-through of the property will be held on Wednesday, September 15, 2021 at 9am
- Questions about the RFP should be directed in writing to Reynaldo Ramos at r.amos@saalemstate.edu on or before Friday, September 17, 2021 by 12pm.
- Responses to bid questions will be posted at and on www.commbuys.com on or before Friday September 24, 2021 by 5pm.
- Bid Responses should be addressed to Reynaldo Ramos at r.amos@saalemstate.edu Submissions must be sent no later than 2:00 pm on November 3, 2021.
- Meetings with finalist(s) will be scheduled for the week of November 8, 2021, if necessary.
- Notification to successful bidder of award will be on or before December 2021.

Field Code Changed

Field Code Changed

| | |
|--|---|
| Release of RFP | Wednesday 9.1.21 |
| Walk-through of Property | Wednesday 9.15.21 at 9AM; |
| Questions submitted to r.amos@saalemstate.edu by | Friday 9.17.21 by 12pm |
| Responses to Questions on or before | Friday 9.24.21 by 5pm |
| Bid Responses Due | Wednesday 11.3.21 by 2 PM |
| Meetings for RFP Finalist(s) | Week of 11.8.21 if necessary |
| RFP Anticipated Award | Notice to successful bidder will occur on or before December 2021 |

Field Code Changed

4. Evaluation of Proposals

All responses will be evaluated based upon the elements set forth in section 2. Proposals (above).

5. Scoring Rubric

The following rubric will be used to score the proposals. We reserve the right to give greater or lesser significance to the criteria as appropriate. If the bidder is

currently the subject of any criminal investigation, indictment, debarment, or other litigation which might adversely affect its ability to carry out the requirements of this RFP, SSUAC reserves its right to disqualify any bidder depending on sufficiency of explanation provided. Any proposal from a bidder who is disqualified will not be assessed using the rubric below.

| Criteria | Highly Advantageous 15 to 10 points | Advantageous 9 to 5 points | Less Advantageous 4 to 0 points |
|---|--|---|---|
| 1. Use of Diner | Operating as a food establishment, preferably a diner | Public use other than a diner such as a museum, gathering center, etc. | Any private use |
| 2. Location of Diner | Located within Salem, MA city limits | Located within 10-mile radius of Salem, MA | Located outside 10-mile radius of Salem, MA |
| 3. Relocation and Site Restoration Costs | Offer to pay all costs for removal of Diner and all costs for site restoration such as debris removal, site repair and paving of site for use as parking lot | Offer to pay 50%, or higher, of costs for removal of Diner and all costs for site restoration such as debris removal, site repair and paving of site for use as parking lot | Offer to pay less than 50% of costs for removal of Diner and all costs for site restoration such as debris removal, site repair and paving of site for use as parking lot |
| 4. Purchase price of Diner | Offer over \$20,000 | Offer between \$20,000 and over \$1000 | Offer under \$1,000 |
| 5. Logistics Plan for Diner Removal and Building Demolition | Removal of Diner and complete demolition and removal of auxiliary structure and foundation. | Removal of Diner and partial demolition and removal of auxiliary structure and foundation. | Removal of Diner only |
| 6. Restoration Plan for Site | Includes use of high-quality materials and reputable contractors/companies to perform the following: demolition and removal of all remaining structures, foundation, and debris; repairing/restoring any areas damaged | Includes use of lesser quality materials and/or lesser reputable contractors/companies to perform some of the following: demolition and removal of all remaining structures and debris; repairing/restoring | No plan for site restoration. |

| | | | |
|---|--|--|---|
| | during removal operations; removing and decommissioning existing utilities; bringing in approved fill; paving. | any areas damaged during removal operations; removing and decommissioning existing utilities; bringing in approved fill; paving. | |
| 7. Schedule for Project | Project including removal of Diner and site restoration is completed by June 30, 2022 | Project including removal of Diner and site restoration is completed by December 31, 2022 | Project including removal of Diner and site restoration is completed after March 31, 2023 |
| 8. Financial Capacity to Execute Proposal | Proposal includes documents verifying financial ability to execute proposal | Proposal includes documents that raise some questions about financial ability to execute proposal | Proposal does not include documents to assure financial ability to execute proposal |
| TOTAL | | | |

6. Single Contract Award

This RFP will award a single contract to complete this project only and does not imply any further project awards from SSUAC. Any bid that does not specifically address the RFP will not be considered a valid bid-response.

7. Costs for Proposal Preparation

Any costs incurred by bidders in preparing or submitting a proposal shall be the bidder's sole responsibility.

8. Disqualification of Proposals

SSUAC reserves the right to consider as acceptable only those proposals submitted in accordance with all requirements specified in this RFP and which demonstrate an understanding of the scope of the work. Any proposal offering any other set of terms and conditions contradictory to those included in this RFP shall be disqualified without further notice. A bidder shall be disqualified, and the proposal automatically rejected for any one or more of the following reasons:

- The proposal shows any noncompliance with applicable law.
- The proposal is conditional, incomplete, or irregular in such a way as to make the proposal indefinite or ambiguous as to its meaning.
- The proposal has any provision reserving the right to accept or reject award, or to enter into a contract pursuant to an award, or provisions contrary to those required in the solicitation.
- The bidder is debarred or suspended.

- The bidder is in default of any prior contract or for misrepresentation.

9. Rights Reserved

SSUAC reserves the right to award in part, to reject any and all proposals, in whole or in part, and to waive technical defects, irregularities and omissions if, in its judgment, the best interest of the university will be served. Should SSUAC determine that only one bidder is fully qualified, or that one bidder is more highly qualified than the others under consideration, a contract may be negotiated and awarded to that bidder. The Diner is being offered "as is" and without warranty of any kind. It may contain asbestos, lead paint, or other hazardous material. SSUAC reserves the right to select a bidder without the need for a finalist(s)'s interview.

10. Inspection of Proposals

The successful proposal may be available for public inspection upon notice of award and shall be available for public inspection after the contract is signed by all parties.

11. COMMBUYS Market Center:

COMMBUYS is the official source of information for this Bid and is publicly accessible at no charge at www.commbuys.com. Information contained in this document and in COMMBUYS, including file attachments, and information contained in the related Bid Questions and Answers (Q&A), are all components of the Bid, as referenced in COMMBUYS, and are incorporated into the Bid and any resulting contract.

Bidders are solely responsible for obtaining all information distributed for this Bid via COMMBUYS. Bid Q&A supports Bidder submission of written questions associated with a Bid and publication of official answers.

12. Bidder Communication:

Bidders are prohibited from communicating directly with any employee of the university regarding this solicitation except as specified above. Bidders may contact the contact person for this RFP in the event this RFP is incomplete, or the bidder is having trouble obtaining any required attachments electronically through COMMBUYS.

(END OF PAGE)

Field Code Changed

BIDDER IDENTIFICATION (must be completed and attached to proposal submission)

Bidder/Company Name: _____

DBA: _____

Bidder/Company's Federal ID Number: _____

Address: _____

Remit to Address: _____

City _____ State _____ ZIP _____

Telephone: _____

Fax: _____

Email: _____

Web address: _____

Name _____

Title _____

Authorized Signature _____

Date: _____

Main Contact: _____

Person responsible for response (if different)
