

North Tiverton Fire District Water Department
241 Hilton Street, Tiverton, RI 02878 | (401) 624-8432

March 17, 2026

REQUEST FOR PROPOSALS
PROPERTY SALE/REDEVELOPMENT

Proposal Due: May 28, 2026

The North Tiverton Fire District Water Department (“NTFD”) is accepting sealed proposals for the potential purchase and redevelopment of approximately 50 Acres on three parcels located in Tiverton, Rhode Island at 0 Fish Road (Map/Lot 109-108, 220-101 and 220-102). Proposals will be accepted at NTFD offices located at 241 Hilton Street, Tiverton, Rhode Island, 02878, until 4:00 pm prevailing time, May 28, 2026.

For the complete RFP, please visit our website www.northtivertonwater.org/

PROPOSAL SCHEDULE

Date Issued: March 17, 2026

Questions Due: May 14, 2026

NTFD Responses: May 21, 2026

Submittals Due: May 28, 2026

Date: March 17, 2026

**REQUEST FOR PROPOSALS
PROPERTY SALE/REDEVELOPMENT
Proposal Deadline: 4:00 pm, May 28, 2026**

REQUEST FOR PROPOSALS

The North Tiverton Fire District Water Department (“NTFD”) is accepting sealed proposals for the potential purchase and redevelopment of approximately 50 Acres on three parcels located in Tiverton, Rhode Island at 0 Fish Road (Map/Lot 109-108, 220-101 and 220-102 (See the Attached Map labeled Appendix 1) (the “Property”). NTFD will continue to own approximately a 300’ portion of the property outside the highlighted area as depicted in Appendix 1. This Request for Proposals (“RFP”) outlines the requirements to be considered for selection to engage with NTFD in a property disposition that would take the form of a purchase/redevelopment agreement.

1.0 INTRODUCTION

The North Tiverton Fire District Water Department (NTFD) is an independent quasi-municipal agency providing water for drinking and fire protection purposes within a designated service area in the Town of Tiverton, Rhode Island. Its owners are the qualified electors (members of the district) that own property within the boundaries of the district. NTFD was established by legislation titled “An Act to Incorporate the North Tiverton Fire District and to Furnish a Supply of Water for the Town of Tiverton” which was signed into Rhode Island state law on April 24, 1926. The former Tiverton Water Authority (TWA) was dissolved and incorporated into the North Tiverton Fire District by legislative action in July of 2003 and took effect upon the transfer of assets in June of 2004. The NTFD’s administrative offices are located at 241 Hilton Street, Tiverton, Rhode Island, 02878.

The NTFD is seeking proposals for the potential purchase and redevelopment of approximately 50 Acres on three parcels located in Tiverton, Rhode Island at 0 Fish Road (Map/Lot 109-108, 220-101 and 220-102) (the “Project”).

The objective of this RFP is to provide sufficient information to enable qualified Respondents to submit written proposals to provide the NTFD with all necessary information to demonstrate the proposed purchase and redevelopment of the Property and the capacity to complete the Project by way of experience and financial capability. The RFP is not a contractual offer or commitment to purchase, sell, or lease products, services or property.

2.0 PROPERTY DESCRIPTION

The subject Property consists of approximately 50 Acres on three parcels located in Tiverton, Rhode Island at 0 Fish Road (Map/Lot 109-108, 220-101 and 220-102. The NTFD will continue to own approximately a 300’ portion of the Property as depicted in Appendix 1.

3.0 REDEVELOPMENT OBJECTIVES

- Seek an experienced developer to redevelop the Property which is no longer integral to NTFD operations
- Find a redevelopment option which is compatible with on-going NTFD operations and goals
- Seek a financially viable alternative which is beneficial to NTFD finances
- Redevelop the Property with land uses which are compatible with the neighborhood and the Town of Tiverton's planning and zoning regulations, and which allow NTFD to maintain ownership of the remainder the Property as depicted in Appendix 1
- Ensure that the development proposal is realistic and achievable and can be completed within a reasonable timeframe
- The purchaser would be responsible for all costs and actions necessary to develop and access the property. This includes, but is not limited to, surveying, obtaining all required approvals, and filing necessary documents with the Town

4.0 REFERENCE DOCUMENTS

- Appendix 1 – Site Plan of Property

5.0 PROPOSAL CONTENT and REQUIREMENTS

The proposal format shall be as follows:

A. Cover Letter:

Provide a letter of introduction with a brief description of the purchaser, developer and/or project development team, including the primary contact for the purchaser, developer and/or project development team.

B. Purchaser, Developer And/or Development Team Information

At a minimum, provide information related to purchaser, developer and/or project development team and all associated team members, participants, and the principal representatives of each participant.

Proposals shall describe the relevant experience of each purchaser, developer and/or project development team member involved in the purchase, planning, redevelopment, financing and management of similar projects. Include evidence that the purchaser, developer and/or project development team is financially solvent and stable and has a track record of securing capital and/or financing for a project of similar magnitude and complexity. Proposals shall also include a minimum of three (3) references who may be contacted regarding each participating purchaser's, developer's and/or project development team's role and performance in connection with similar projects, along with the express written permission to contact these references. References shall include name, affiliation, address and telephone number.

C. Conceptual Plan/Design:

A statement of the purchase and development plans for the Property. Additionally, please provide the following:

- A site plan illustrating the extent of proposed development, access points, site circulation, general configuration of uses, location of parking, etc.
- Renderings, sketch-up models and elevations illustrating all facades.

D. Financial Plan:

Provide a proposed purchase price, terms and Financial Plan detailing the sources of capital and/or financing terms and describing the financial resources of the purchaser, developer and/or project development team and their financial capacity to complete the Project. The Financial Plan must outline the prospective financing, if applicable, and contain a Sources and Uses section. These shall include but not be limited to equity investment, senior term debt, subordinated debt, tax credits, and grant funds from Federal, State, local, or private sources.

- The Financial Plan must identify the specific investment to be made by the purchaser, developer and/or project development team.
- At a conceptual level, propose a financial structure for the purchase and development of the Property.
- Provide an overall (total) purchase price and development budget, including all hard and soft costs from preconstruction through occupancy. Explain the basis for the cost estimates.

E. Schedule:

A schedule delineating the pre-design, design, design review, land approvals, and permitting of the purchase and development are required.

F. Special Conditions:

Any special conditions that the Respondent may offer or request from the NTFD are required to be listed. The Respondent will need to elaborate on costs, terms, payment amounts, conditions, timing and such other pertinent factors, if selected for further negotiations.

6.0 SUBMISSION OF PROPOSALS

Respondents are requested to submit: Two (2) hard copies of their proposal. The two (2) copies of the proposal must be received no later than **4:00 PM local time, on May 28, 2026, at NTFD offices located at 241 Hilton Street, Tiverton, Rhode Island, 02878.**

Responses shall be addressed as follows:

Project Title: NTFD Request For Proposals Property Sale/Redevelopment
Attention: Robert Ouellette, Superintendent and Acting General Manager
North Tiverton Fire District
241 Hilton Street, Tiverton, Rhode Island, 02878

Submittal Instructions:

- The sealed Proposal may be either mailed or hand-delivered. If the proposal is sent by mail, the Respondent is solely responsible for its timely delivery to meet the deadline for proposal submissions as set forth in this RFP. Proposals received after the deadline will be discarded or returned to the Respondent unopened. (Note: No e-mailed or faxed proposals will be accepted.)
- The proposal must contain the signature of a duly authorized officer or agent of the Respondent empowered with the right to contractually bind the Respondent.
- Each proposal must be sealed and addressed as stated above to ensure confidentiality of the information prior to the submission date and time. NTFD will not be responsible for premature opening of proposals not properly labeled.
- Proposals become the property of NTFD upon receipt of same by NTFD. The content of proposals will be kept confidential until an award is made, after which the content will no longer be kept confidential, except as provided herein.
- Proposals may be withdrawn or modified in writing prior to the proposal submission deadline. Proposals that are modified shall be sealed and resubmitted according to the above instructions prior to the proposal submission deadline.

7.0 GENERAL INFORMATION

A. Requests for Information

This RFP contains the instructions governing the proposals to be submitted and the material to be included therein; mandatory requirements which must be met to be eligible for consideration; and other requirements to be met by each proposal. Written requests for interpretation, clarification, and/or additional information must be received no later than **May 14, 2026**.

Any questions including requests for clarification or additional information regarding submission of this RFP shall be submitted in writing to Robert Ouellette Jr. at ROuellette@northtivertonwater.org and Jacquelyn Perry at JPerry@northtivertonwater.org

B. Answers to Written Questions

Answers to written questions will be placed online at www.Northtivertonwater.org by close of business on **May 21, 2026**. Respondents are responsible for checking online for answers to written questions. NTFD will not send out separate communication with the answers.

C. Addenda to the Request for Proposal

If it becomes necessary to revise any part of the RFP, an addendum will be placed online at www.northtivertonwater.org/ prior to **May 20, 2026**. Respondents are responsible for checking online prior to submission of their proposal and acknowledge receipt of addendum(s) within their proposal.

E. Scope of Terms and Conditions

NTFD reserves the right to review and engage with a Respondent that provides the proposal that is in the best interest of the NTFD. It shall be incumbent upon the Respondent to provide a complete and comprehensive proposal that meets the requirements of this RFP and clearly demonstrates the proposed purchase and development project and the capacity to complete said Project.

It shall be the Respondent's responsibility to perform any and all site inspections, analysis, research, or otherwise to ascertain the necessary work to complete the proposed Project. NTFD makes no representations to the completeness, warranties, and/or accuracy of any information provided in this RFP, nor does this RFP represent any obligation on the part of the NTFD.

The Respondent shall ensure, and demonstrate as necessary in the proposal, that the proposed Project shall comply with all zoning and building requirements. NTFD shall not be responsible for any costs incurred by Respondents associated with the development of proposals.

F. Agreement

An Agreement may be negotiated with the Respondent whose proposal is determined to be most responsive to NTFD's needs and most advantageous to NTFD, considering the factors based on the criteria described herein, all as solely determined by the NTFD, in its absolute discretion. NTFD reserves the right to reject any or all proposals in its sole and absolute discretion. Once proposals are evaluated, Respondent(s) whose proposal(s) are selected will be contacted to further negotiate prior to entering into an agreement.

NTFD does not guarantee that it will enter into an Agreement based upon the selected Respondent's proposal. Issuance of an Agreement will not give rise to a claim by Respondent for entering into such Agreement including, but not limited to, claims for anticipated profits or compensation for overhead or other related costs.

Award of an Agreement does not establish an exclusive agreement with the Respondent. NTFD reserves the right to obtain services from other sources.

G. Respondent Responsible for Proposal Costs

NTFD is not liable for any cost incurred by any Respondent associated with the preparation of a proposal or the negotiation of an Agreement for services prior to the issuance of an Agreement. Respondent is responsible for costs associated with responding to the RFP including costs related to site visit(s) and estimate preparation(s) for work authorized under the Agreement.

Respondents may be asked to present their proposals and/or to demonstrate the ability to provide products or services to NTFD's representatives at NTFD offices. The Respondents shall bear the costs for such presentations.

H. Economy of Proposals

Respondents must submit a complete and concise response to the RFP, which will be retained by NTFD. Proposals should be prepared simply and economically, while providing complete details of the Respondent's abilities to meet the requirements of this RFP.

I. Proposals Binding

Respondents are advised that proposals shall be binding upon the Respondent for ninety (90) days from the proposal due date. A Respondent may withdraw or modify their proposal any time prior to the proposal due date by a written request, signed in the same manner and by the same person who signed the proposal.

J. Notification

Each Respondent submitting a proposal in response to this RFP will be notified in writing as to acceptance or rejection of their proposal. NTFD plans to release such letters within forty-five (45) days of the proposal submittal date. NTFD may delay this action if it is deemed to be in the best interest of NTFD.

K. Right to Reject Proposals and Negotiation

NTFD reserves the right to reject any and all proposals and to waive any formality in proposals received, to accept or reject any or all of the items in the proposal, if it is deemed in NTFD's best interest, in its sole and absolute discretion.

NTFD reserves the right to negotiate any and all elements of the proposal, if such action is deemed to be in the best interest of NTFD, in its sole and absolute discretion.

L. Confidentiality

Respondents acknowledge that NTFD may be required to disclose any or all of the documents submitted with a Response. The NTFD may deny inspection of any confidential commercial or financial information furnished to NTFD by an outside party. Therefore, a Respondent must clearly designate any documents submitted with its Response that the Respondent deems proprietary or confidential, to aid NTFD in determining what should be disclosed in the event of a request for documents under the State of Rhode Island Open Records Act. However, any designation of confidentiality does not guarantee that such documents will not be disclosed under the terms of the State of Rhode Island Open Records Act. Proposals submitted and terms and conditions specified in each Respondent's response shall remain the property of NTFD.

M. Non-Collusion Agreement

Please submit the attached agreement with the proposal.

8.0 EVALUATION AND SELECTION CRITERIA

Responses to this RFP will be evaluated on the criteria listed below in the NTFD's sole and absolute discretion. It is the intent of the NTFD to select the respondent that best satisfies the evaluation criteria and meets the needs of the NTFD and to negotiate a development agreement with the selected respondent.

A. Experience

- Successful track record of purchasing and developing property.
- Sufficient staff and consultant resources to deliver the Project.

B. Financial Capacity/Price

- Purchase price offered.
- Proven ability of Respondent to possess or attract capital and/or financing for projects similar in scope.

C. Project Vision and Key Objectives

- Consistency of proposed vision and objectives for the Project.
- Responsiveness to key objectives contained within this RFP.
- Fit of proposed use(s) and improvements with surrounding land uses.
- Services/jobs provided or created, if applicable

D. Feasibility

Likelihood of Respondent meeting the NTFD objectives in an expedient manner. Factors considered will include:

- Evidence of ability of the Respondent to attract necessary public and private investment.
- Feasibility of the concept to address the needed physical improvement to and retrofit of the abandoned buildings in the near term.
- The probability of obtaining approvals for the proposed Project.

E. Community and Public Objectives

- Amount of community benefit derived from the Project, such as, but not limited to, number and quality of public facilities and amenities proposed.

**NORTH TIVERTON FIRE DISTRICT (OWNER)
ANTI-COLLUSION DECLARATION**

The undersigned, as bidder, having fully informed himself regarding the accuracy of the statements made herein, certifies that:

- No person or persons other than those named herein are interested in this Bid (Proposal), and that this bid has been made without collusion with any other person, firm or corporation;
- No person or persons acting in any official capacity for the Owner is/are directly or indirectly interested in the proposed work or any portion of the profit thereof; and
- The contents of the Bid have not been communicated by the bidder or his employees or agents to any person not an employee or agent of the bidder or his surety on any bond furnished with the Bid, and will not be communicated to any such person or persons prior to the official opening of the Bid.

The undersigned bidder further certifies that this statement is executed for the purposes of inducing the North Tiverton Fire District to consider the bid and make an award in accordance therewith.

(Legal Name of Bidder)

(Business Address)

(Signature and Title of Authorized Signer)

(Date)