REQUEST FOR PROPOSALS

CITY OF QUINCY, MASSACHUSETTS
PURCHASING DEPARTMENT
1305 HANCOCK ST., QUINCY, MA 02169

Invites sealed bids/proposals for furnishing and delivering to the City of Quincy:

SCCDA **LEASE OF OFFICE SPACE** **MAY 5, 2011@11:15 A.M.**
In Quincy

The South Coastal Career Development Administration (SCCDA), acting in its capacity as Fiscal Agent to Thomas P. Koch, Mayor, the City of Quincy, is seeking to lease office space in **Quincy, MA**.

The proposed space must have a minimum of 9,500 square feet and a maximum of 11,000 square feet. The site must contain space suitable for use as a primary office for the SCCDA; prefer one floor, self contained for use as an office. The space must allow for a minimum of 6 private offices; 2 conference rooms each capable of accommodating/seating 25-30 people; one kitchen with a working sink and space for tables seating 6-8 people, a standard refrigerator, a sink area, space for a microwave oven, space for shelving for supplies; a receptionist work area; a visitors reception area; and one additional enclosed space for office supplies. Proposed space must be handicapped accessible in all areas in accordance with the ADA of 1990 (P.L. 101-336).

Detailed specifications are available on-line at the City of Quincy's website, www.quincyma.gov and also available at the office of the Purchasing Agent, Quincy City Hall, 1305 Hancock Street, Quincy, Massachusetts, 02169, between the hours of 8:30 AM and 4:30 PM for a non-refundable printing charge of $25.00

Non-Price Bid/Proposals must be in a sealed envelope and price proposals must be in a separate sealed envelope. The outside of the sealed envelopes are to be clearly marked "**RFP - NON PRICE PROPOSAL ENCLOSED**" with time/date of RFP and "**RFP - PRICE PROPOSAL ENCLOSED**" with time/date of RFP.

Bids/Proposals will be received at the office of the Purchasing Agent until the time and date stated above, at which time and date they will be opened and registered. Late Bids/Proposals, delivered by mail or in person, will be rejected.

If applicable, bids shall be in accordance with M.G.L. Chapter 30B, Chapter 149 as amended, and Chapter 30, Sections 39A, 39B and 39F-R.

The right is reserved to reject any or all RFPs or to accept any part of an RFP or the one deemed best for the City, and waive any informalities in the bidding, if it is in the best interest of the City to do so.

Thomas P. Koch, MAYOR

Kathryn R. Hobin, Chief Procurement Officer

LEGAL: MARCH 30, 2011
LEGAL: APRIL 14 & 21, 2011
LEGAL: APRIL 14 & 21, 2011

CENTRAL REGISTER
P.O. # S050511
P.O. # OCM050511

DEPT.CHARGED: SCCDA
DEPT.CHARGED: SCCDA

CITY OF QUINCY
PURCHASING DEPARTMENT
1305 HANCOCK STREET
QUINCY, MA 02169

DETAILED SPECIFICATIONS AND REQUIREMENTS

ISSUE DATE: **MARCH 30, 2011**
BID CALL: **MAY 5, 2011 @ 11:15 A.M.**
DEPARTMENT: **SOUTH COASTAL CAREER DEVELOPMENT ADMINISTRATION (SCCDA)**
ITEM: **LEASE OF OFFICE SPACE - QUINCY**

1. Certified check or bid bond is not required.
2. A Performance and Payment Bond are not required.
3. The following forms, **if contained** in the bid documents, must be completed and signed:
   - Certificate of Non-Collusion
   - Tax Compliance Certificate
   - Certification Relating to Debarment and Suspension
   - Signature Authorization Form
   - Proposal Sheet 5 of 5 (Lines 28 – 39)
   - Certification of General/Sub-bidders on Public Construction Projects Regarding Health and Safety and Non-Collusion and Debarment
   - Certification concerning Responsible Employer Ordinance (if contract is over $100K)
   - Form for General Bid
   - Schedule of Participation Minority and Women Business Enterprise
4. Do not separate any sheets from this bid call.
5. All prices are to include delivery F.O.B. destination unless noted otherwise.
6. Wherever a manufacturer's name or model number is specified, it is to be clearly understood that the words "or approved equal" follow.
7. All vendors must acknowledge in writing receipt of any addenda.
8. The Purchasing Department shall accept questions in writing via facsimile up until 48 hours prior to the opening.
9. **Every bid delivered must contain one original and five copies.**

* TO THE EXTENT APPLICABLE THE FOLLOWING SECTIONS OF MASSACHUSETTS GENERAL LAWS ARE INCORPORATED HEREIN BY REFERENCE:

M.G.L. CHAPTERS 30B, 30, SECTIONS 39A, 39B AND 39F-R.
M.G.L. CHAPTER 149, AS AMENDED

In the event of any inconsistency between the Invitation to Bid, Information for Bidders, Bid Forms, Conditions or any other Contract Document or potential Contract Document and these statutes; or any other applicable statutes, by-laws or regulations existing on the date on which the bid is submitted, then the statute, by-laws or regulations shall govern. Such inconsistency shall not be grounds for invalidating the bidding preceding the Contract.

DATE: _____ **SPECS:** **LEASE OF OFFICE SPACE - QUINCY**

BIDDER: _____

ADDRESS: _____

_____

TELEPHONE: _____

EMAIL: _____

CITY OF QUINCY, MASSACHUSETTS
PURCHASING DEPARTMENT, CITY HALL

INFORMATION AND INSTRUCTIONS TO BIDDERS

I. INVITING BIDS

(a) Sealed bids are invited for furnishing to the City of Quincy, Massachusetts, the described materials, commodities or services all in accordance with the specifications and conditions attached hereto and made a part thereof.

(b) Form of proposal to be used and copies of specifications and conditions are available at the Purchasing Agent's office, 1305 Hancock Street.

(c) All bids must be filed with the Purchasing Agent of the City of Quincy, Massachusetts, at or before the hour of time set forth in the legal and published advertisement, a copy of which is here attached, also at the definite place so stated, and on the forms furnished by the Purchasing Agent. Each bid shall be accompanied by bid bond or a certified check on, or a treasurer's or cashier's check issued by, a responsible bank or trust company, payable to the City of Quincy, Massachusetts. The amount of such cash or check shall be not less than five percent (5%) of the value of the proposed work, as estimated by the awarding authority, but in no event less than one hundred dollars nor more than fifty thousand dollars. This deposit above mentioned shall be as a guarantee that the bidder will enter into the proposed contract, if awarded to him. This requirement shall become effective unless stated to the contrary or deleted under "Detailed Specifications and Requirements." This certified check will be returned after the awarded contracts have been completely signed and proper delivery made, together with any performance bond if required in the bid form.

(d) This proposal is genuine and not collusive or made in the interest of or in behalf of any person not herein named, and that the bidder has not directly, or indirectly, induced or solicited any other bidder to put in a sham bid or any other person, firm or corporation to refrain from bidding, and that the bidder has not in any manner sought by collusion to secure for himself an advantage over any other bidder. Any bid made in violation thereof, shall not be considered. This agreement in detail shall be found under paragraph XVIII (18) entitled "Affidavit and/or Agreement."

(e) The successful bidder shall, within ten (10) days after the award, enter into a written contract with said City in accordance with the draft of contract furnished by the City Solicitor for furnishing the described materials, commodities or services and execute as a part of said contract, a satisfactory performance bond in the amount of (100%) one hundred percent of the aggregate amount of the contract unless otherwise stated in the "Detailed Specifications and Requirements," and shall be continued for the faithful performance of the contract and executed by the Contractor and a responsible surety company.

(f) The right is reserved to reject any and all bids or to accept any bid or to accept any part of a bid or the one deemed best for the City.

II. FORM OF PROPOSAL AND SIGNATURE

The proposal must be made on this form provided for that purpose, unless otherwise stated, enclosed in a sealed envelope and plainly marked: "Bid Enclosed – Date: and Time of bid opening, (envelope provided,) and addressed to the Purchasing Agent, 1305 Hancock Street, Quincy, Massachusetts. If the bid is made by an individual it must be signed by the full name of the bidder, whose address must be given; if it is made by a firm – (partnership) – it must be signed with the co-partnership name and by a member of the firm, and the name and residential address of each member of the firm must be given. If made by a corporation it must be signed by the proper officer in the corporate name, and the corporate seal must be attached to such signature. A certificate under oath authorizing the proposal or contract signature as legal and binding upon the corporation must be submitted with the proposal, especially before a contract is issued. No telegraphic or telephonic proposal will be considered or accepted.

III. PROPOSALS

Blank spaces in the proposal must be properly filled in, using ink, indelible pencil or typewriter. Alterations by erasure or interlineation must be explained or noted in the proposal over the signature of the bidder. Unless otherwise stated bids will be received on one or more or all items, and the bidder may name a lump sum conditional on two or more items being awarded to him. Bidders are invited to be present at the opening of proposals. Bidders must specifically quote on units as shown on specification sheet. In case of error in extension of prices, the unit price will govern.

IV. QUANTITIES

The quantities given are approximate, meaning more or less and are herein given and attached and are a Part of the bid and/or proposal.

V. QUOTATION OFFERED:

(a) Firm price bids will be given first consideration. The city desires to have the advantage of any general price decrease effective during the life of the contract, Will you, if the successful bidder, so grant?

(b) All quotations must be properly and correctly extended against each unit price offered.

(c) Every quotation sheet must be labeled at the bottom right hand section with the bidder's firm name, This identification shall not be considered as a signature.

(d) Upon signing and offering his or their bid to the City, it shall be considered that he has seen, read and had in his possession a full and complete bid call, all forms and information pertaining thereto.

VI. SAMPLES

Whenever samples are required, and so stated in specifications, all samples will be received at sender's risk and expense. However, if samples are used by or retained as City Property, other than those considered as gift or free or so stated in proposal, they will be paid for at the quoted unit price as offered in the proposal. Otherwise, all samples will be returned with postage paid by the City. All samples must be properly marked or tagged with complete identification and to also include: (1) firm name, (2) firm address, (3) catalogue number, and (4) quoted price.

VII. PRODUCT

(a) The product shall meet the requirements and satisfaction of the City of Quincy and the using and/or ordering department, Bidders must state and identify the product offered, such as manufacturer's name, trade name, brand name and quality under each item on which they bid. If brand names are not given under each item, it shall be considered "*NO BID.*" WE MUST KNOW WHAT HAS BEEN OFFERED.

(b) Unless otherwise stated in writing under "Detailed Specifications" all products, material, commodities, supplies or articles herein called for must be brand new, unused and the latest product manufactured in the current year of any name and nature, whenever offered. Used or rebuilt or shopworn materials will not be acceptable, unless otherwise stated in writing by the City.

VIII. BRAND NAMES

Wherever brand names are given or their particular specifications are mentioned or referred to, it is not the City's intent to limit competition, but merely to indicate to the bidder the general type of commodity to be supplied. The City invites bids on comparable commodities in all cases. All specifications and its basis are: "Or Equal."

IX. TERMS

The cash discount period shall not be less than twenty (20) days. All prices quoted or offered shall be net and delivered F.O.B. using or ordering department. The cash discount will not be considered for a deciding factor when determining the low bidder.

X. DELIVERY

All deliveries shall be as required and requested according to the using and/or ordering department. All goods must be delivered in first class condition, if otherwise, they are subject to rejection. All deliveries shall conform in every respect with all laws applicable to the Federal Government and/or the Commonwealth of Massachusetts and/or the City of Quincy.

The contractor shall be responsible for the delivery of the full net weight or count at the point of delivery for which payment is made. Check weighing may be made by the City or any authorized representative at the point of delivery or at any other point the City may elect. All original sworn certificates of weights at origin shall be attached to the contractor's certificate of weight at time and place of delivery. The same shall be surrendered to the City of Quincy.

Should the successful bidder fail to make delivery within a reasonable time after receipt of order, the City Reserves the right to make the purchase on such orders at the open market and charge any excess over contract price to the account of the successful bidder, who shall pay the same.

XI. TAXES

A tax exemption certificate will be issued in lieu of any refundable tax. It is desired that all prices be quoted, exclusive of any tax applicable to this transaction. Such tax or taxes should be itemized and shown as a separate rare item, preferably in dollars and cents, in both the proposal and on the invoices covering deliveries on a contract. If the tax is applicable to this transaction, and is not definitely shown in the bidder's quotation, then such quotation will be considered to be exclusive of such tax.

XII. INVOICING

Every commodity invoiced must be identified with the item number opposite such commodity shown and Given on our bid form. All unit prices must be shown against each commodity invoiced; if not, invoice will be returned for such information. This information will expedite the payment of all invoices. Invoices which do not carry a cash discount period shall be rendered once a month. All invoices shall be rendered in triplicate to the Purchasing Department, 1305 Hancock Street, Quincy, Massachusetts 02169.

XIII. PAYMENTS

Complete or partial payment on the contract will be made in approximately thirty days from date of delivery or completion and acceptance, unless otherwise provided for in bidder's proposal or under "Detailed Specifications."

XIV. FORCE MAJEURE CLAUSE

(a) The contractor will be excused from the performance of the contact in whole or in part, only by reason of the following causes:

1. When such performance is prevented by operation of law.
2. When such performance is prevented by an irresistible super human cause.
3. When such performance is prevented by an act of the public enemies of the Commonwealth of Massachusetts, or of the United States of America, or by strike, mob violence, fire, delay in transportation beyond the control of the contractor, or unavoidable casualty.
4. When such performance is prevented by the inability of the contractor to secure necessary materials, supplies or equipment by reason of:
   (a) Appropriation or use thereof by the Federal Government; or
   (b) Regulations imposed by the Federal Government.

(b) No other Force Majeure Clause or conditions may pertain to or become a part of this bid; and any changes in the conditions stated herein will cause the bid to be rejected.

XV. ERRORS AND OMISSIONS

The contractor shall not be allowed to take advantage of any errors and/or omissions in these specifications or in the contractor's specifications submitted with his proposal. Full instructions will always be given when such errors or omissions are discovered.

XVI. PATENT RIGHTS

The contractor agrees to save, keep, bear harmless and fully indemnify the City and any of its officers or agents from all damages, costs, or expenses in law or equity that may at any time arise or to be set up for any infringement of the patent rights of any person or persons in consequence of the use of the City, or by any of its officers or agents, of articles supplied under this contract, and of which the contractor is not the patentee or assignee, or which the contractor is not lawfully entitled to sell.

XVII. DEFINITIONS

The following meanings are attached to the defined words when used in these specifications and the contract:

(a) The word "City" means The City of Quincy, Massachusetts.

(b) The word "Bidder" means the person, firm or corporation submitting a bid on these specifications or any part thereof.

(c) The word "Contractor" means the person, firm or corporation with whom the contract is made by carrying out the provisions of these specifications and the contract.

(d) The words "Firm Price" shall mean a guarantee against price increase.

(e) Additional definitions may appear hereinafter under "Detailed Specifications."

XVIII. AFFIDAVIT and/or AGREEMENT

In all instances, the Affidavit terms and agreement contained herein shall become a part of the bid, and/or proposal and/or contract in fact and without any reservation or secret evasion whatsoever.

The bidder named in the proposal and who has signed the same and who submits herewith to THE CITY OF QUINCY, MASSACHUSETTS, the attached proposal states and agrees:

That he, she or they is (are) the person(s) whose name(s) is (are) signed to there hereto attached proposal; that said proposal is genuine; that the same is not sham or collusive; that all statements of fact therein are true; that such proposal was not made in the interest of behalf of any person, partnership, company, association, organization or corporation not therein named or disclosed.

Affiant further deposes and says: That the bidder has not directly or indirectly by agreement, communication or conference with anyone attempted to induce action prejudicial to the interest of the public body which is to award the contract, or of any other bidder, or anyone else interested in the proposed contract; that the bidder has not in any manner sought by collusion to secure for himself, itself, themselves, an advantage over any other bidder.

Affiant further deposes and says that prior to the public opening and reading of bids the said bidder:

(a) did not, directly or indirectly, induce or solicit anyone else to submit a false or sham bid;

(b) did not, directly or indirectly, collude, conspire, connive or agree with anyone else that said bidder or anyone else would submit a false or sham bid, or that anyone should refrain from bidding or withdraw his bid;

(c) did not, in any manner, directly or indirectly, seek by agreement, communication or conference with anyone to raise or fix the bid price of said bidder or of anyone else, or to raise or fix any overhead, profit or cost element of his, its, their price or that of anyone else;

(d) did not, directly or indirectly, submit his, its, their bid price or any breakdown thereof, or the contents thereof, or divulge information or data relative thereto, to any corporation, partnership, company, association, organization, bid, depository, or to any member or agent thereof, or to any individual or group of individuals, except to the awarding authority or to any person or persons who have a partnership or other financial interest with said bidder in his, its, their business.

Bidder shall strike out words not appropriate to his bid and initial same.

XIX. INSURANCE

An approved and satisfactory bona fide certificate of insurance in effect, to protect the insured, the contractor and the City of Quincy resulting from this agreement, must be submitted to the City of Quincy through the Purchasing Agent before any work of any name or nature can be started. This insurance must cover workmen's compensation, public liability and property damage. The certificate of insurance must clearly state thereon that it is a Certificate of Insurance, name of the insured and his or their address, kind of policies in effect, number of the policy in effect for identification purposes, expiration date of said policy, limits of liability expressed in dollar value for one person, for one accident, also the aggregate for each person and each accident, description of operations or work covered and in what State or Commonwealth. There must also be a statement under signature to the effect that, "in the event of cancellation of the said policies the company will mail notice thereof to the City of Quincy Purchasing Agent, at 1305 Hancock Street, Quincy, Massachusetts at whose request this certificate is issued." This certificate must be properly dated and legally signed by an authorized agent for the insurance company. This certificate must state the name of the insurance company as underwriter and its home office address. All insurance must satisfy all legal requirements as set forth in the laws, rules and regulations of the Commonwealth of Massachusetts.

XX. CONTRACT

(a) The bidder to whom the award is made will be required to enter into a written contract with the City of Quincy, in the form approved by the City Attorney. All materials or services given or supplied by the Contractor shall conform to the applicable requirements of the City Charter, City Ordinances, or Commonwealth of Massachusetts laws covering Labor, Wages, Insurance, Safety and all other legal requirements of any name or Nature, as well as conforming to the specifications contained herein. In case of default by the Contractor, the City reserves the right to procure the articles or services from other sources and to hold the Contractor responsible for any and all excess costs occasioned by the City thereby.

(b) The period to be covered by the contract will be found under "Detailed Specifications."

(c) The City makes no guarantee as to the quantities to be delivered under the terms of the contract.

(d) The City reserves the right to order small quantities at the quoted prices prior to the execution of the contract, as samples, testing, trial orders otherwise without any liability or commitment on the part of the City whatsoever.

(e) Any qualifications or special information can be listed on a separate sheet and attached hereto with signature.

(f) Any and all city purchases made as samples, testing, trial orders or of similar nature shall not be considered a breach of contract or give cause for any legal action or litigation.

(g) Specifications, conditions, and Information and Instructions to Bidders are here attached and are a part of the bid and/or proposal.

PROPOSAL TO CITY OF QUINCY, MASSACHUSETTS

To the Purchasing Agent
City of Quincy, Massachusetts

Date offered:_____20_____

Gentlemen:

The undersigned hereby proposes to furnish the City of Quincy, complete or any part thereof, the listed services, articles, commodities and materials, all in accordance with the attached list, conditions, specifications and the Information and Instructions to Bidders made a part hereof.

The undersigned furthermore agrees that he will execute the necessary and satisfactory bond together with necessary contract in sextuplicate within ten (10) days from the date when he shall have been notified that his proposal has been accepted in whole or in part by the City of Quincy.

The undersigned furthermore agrees that, in case of default in executing such contract, with necessary bond, that the check accompanying this bid, and the money payable thereon, shall be fortified thereby to and remain the property of the City of Quincy.

This offer and/or proposal has been given after having had the complete bid call to work from and considered the same.

This offer and bid has been made and given all in accordance with Article and Paragraph Number Eighteen (XVIII) and made a part hereof.

TERMS:_____

(a) The discount period shall not be less than twenty (20) days.
(b) The City will receive the benefit of any general price decrease effective during the life of the contract.
(c) The City will be notified of all price decreases.
(d) This is a *firm price* meaning guarantee against price increase.
(e) Delivered F.O.B. to using department, as directed.

(f) This offer to be accepted on or before_____20_____

Delivery Offered:_____

Priority Required:_____

Firm Name:_____

Signed by:_____Corporate Seal or L.S.
Signature and Title

Address:_____

Signature of Partners: 1._____ 2._____

" " " 3._____ 4._____

Name of Corporation President:_____

Name of Corporation Secretary:_____

Corporation organized under State of:_____Date:_____

Partner's Residential Address:

1._____

2._____

3._____

4._____

CITY OF QUINCY
Purchasing Department
1305 Hancock Street, Quincy, MA 02169

Phone: 376-1060
Fax: 376-1074

TAX COMPLIANCE CERTIFICATE

MASS. GENERAL LAWS, CH. 62C, S: 49A(b)

I hereby certify that I have complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding of child support.

Signed under the pains and penalties of perjury.

(1) Individual Contractor _____
(Contractor's Name and Signature)

Social Security Number _____

(2) Corporation, Association or Partnership _____
(Contractor's Name)

Federal Tax ID Number, or Social Security Number _____

By: _____
(Authorized Signature)

Note to Contractor: Please sign at (1) or (2), whichever applies.

CHAPTER 62C. ADMINISTRATIVE PROVISIONS RELATIVE TO STATE TAXATION

Chapter 62C: Section 49A Certification of compliance with tax laws as prerequisite to obtaining license or governmental contract

Section 49A. (a) Any person applying to any department, board, commission, division, authority, district or other agency of the commonwealth or any subdivision of the commonwealth, including a city, town or district, for a right or license to conduct a profession, trade or business, or for the renewal of such right or license, shall certify upon such application, under penalties of perjury, that he has complied with all laws of the commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support. Such right or license shall not be issued or renewed unless such certification is made.

(b) No contract or other agreement for the purposes of providing goods, services or real estate space to any of the foregoing agencies shall be entered into, renewed or extended with any person unless such person certifies in writing, under penalties of perjury, that he had complied with all laws of the commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

(c) Any such agency, which has been notified by the commissioner pursuant to section forty-seven A that a person who holds a license or certificate of authority issued by such agency or who has agreed to furnish goods, services or real estate space to such agency has neglected or refused to file any returns or to pay any tax required under this chapter and that such person has not filed in good faith a pending application for abatement of such tax or a pending petition before the appellate tax board contesting such tax or has been penalized pursuant to section 9 of chapter 62E for failure to comply with the provisions under said chapter 62E relating to reporting of employees and contractors, or has been penalized pursuant to paragraph (3) of subsection (f) of section 12 of chapter 119A for failure to comply with the provisions under said chapter 119A relating to withholding and remitting child support, shall refuse to reissue, renew or extend such license, certificate of authority, contract or agreement until the agency receives a certificate issued by the commissioner that the person is in good standing with respect to any and all returns due and taxes payable to the commissioner as of the date of issuance of said certificate, including all returns and taxes referenced in the initial notification or, if the licensee has been penalized for failure to comply with the provisions relating to reporting of employees and contractors under chapter 62E or withholding and remitting child support under chapter 119A, a certificate issued by the commissioner that the licensee is in compliance with said provisions.

(d) Any person who owns or leases a motor vehicle or trailer that is required to be registered in the commonwealth under chapter 90 and improperly registers the motor vehicle or trailer in another state or misrepresents the place of garaging of the motor vehicle or trailer in another city or town, shall be considered in violation of laws of the commonwealth relating to taxes under chapter 60A, chapter 64H or chapter 64I. The right, license or contract provided for in subsections (a) and (b) shall not be issued or renewed until the person or business entity has paid all taxes due at the time of application for such right, license or contract.

(e) Any person who, for the purpose of evading payment of a tax pursuant to chapters 59 to 64J, inclusive, willfully makes and subscribes any return, form, statement or other document pursuant to subsection (a), (b) or (d) that contains or is verified by a written declaration that is made under the penalties of perjury, and that contains information that he does not believe to be true and correct as to every matter material to his compliance with all laws of the commonwealth relating to taxes, shall be subject to section 73.

CITY OF QUINCY
Purchasing Department
1305 Hancock Street, Quincy, MA 02169

Phone: 376-1060
Fax: 376-1074

SIGNATURE AUTHORIZATION

At a duly authorized meeting of the Board of Directors of the

_____
(NAME OF CORPORATION)

held on _____, at which all the Directors were present or waived notice, it was
(DATE)

VOTED, that:

_____ _____
(NAME) (OFFICER)

of this company, be and he/she hereby is authorized to execute Contracts and Bonds in the name and behalf of said Company, and affix its Corporate Seal thereto, and such execution of any Contract or obligation in this Company's name on its behalf by such _____ under seal of the Company, shall be valid
(OFFICER)

and binding upon this Company. It was further voted that the City of Quincy may rely on such authorization of future Contracts until notified to the contrary.

A true copy,

ATTEST: _____
(CLERK'S SIGNATURE)

PLACE OF BUSINESS: _____

DATE OF THIS CONTRACT: _____

I hereby certify that I am the Clerk of the:

_____ that _____ is the
(COMPANY) (NAME)

duly elected _____ of said Company, and that the above VOTE has not been
(TITLE)

amended or rescinded and remains in full force and effect as of the date of this Contract.

_____ CORPORATE SEAL

CERTIFICATE OF NON – COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union committee, club, or other organization, entity, or group of individuals.

_____
(Name of person signing bid or proposal)
(Please print)

_____
(Signature required)

_____
(Name of business)

CERTIFICATION RELATING TO DEBARMENT AND SUSPENSION

The undersigned contractor certifies to the City of Quincy that neither it nor its principals, officers or any affiliated entities has been debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction in accordance with the requirements of OMB Circular A-87 and with Executive Order 12549, "Debarment and Suspension."

Furthermore, the contractor certifies that it shall not make any subcontract or permit any subcontract to be made with any party which is debarred or suspended or is otherwise excluded in accordance with said OMB Circular and with Executive Order 12549.

This certification shall be for the benefit of the City of Quincy and its successors and/or assigns and is binding upon the contractor, its successors and assigned.

Executed under seal this _____ day of _____, _____.

_____

Contractor Name
By its duly authorized agent,

Contract Number_____

_____
(Authorized Signature)

DISCLOSURE STATEMENT
ACQUISITION OR DISPOSITION OF REAL PROPERTY

For acquisition or disposition of Real Property by _____ the undersigned does hereby state, for the purposes of disclosure pursuant to Massachusetts General Laws, Chapter 7, section 40J, of a transaction relating to real property as follows:

(1) REAL PROPERTY DESCRIPTION:

(2) TYPE OF TRANSACTION:

(3) SELLER or LESSOR:

(4) BUYER or LESSEE.

(5) Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above:

NAME	RESIDENCE

(6) None of the above mentioned persons is an employee of the Division of Capital Asset Management or an official elected to public office in the Commonwealth except as listed below.

(7) This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named above. If this form is signed on behalf of a corporation or other legal entity, it must be signed by a duly authorized officer of that corporation or legal entity. The undersigned acknowledges that any changes or additions to items 3 and or 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management and Maintenance within thirty (30) days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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CITY OF QUINCY

REQUEST FOR PROPOSALS

LEASE OF OFFICE SPACE

The South Coastal Career Development Administration (SCCDA), acting in its capacity as Fiscal Agent to Thomas P. Koch, Mayor, City of Quincy, is seeking to lease office space in Quincy, MA.

A. The SCCDA is the lead public agency in a collaborative public/private effort to administer the Workforce Investment Act for twenty-two communities in the south shore region of Massachusetts. The SCCDA operates Career Centers in Quincy and Plymouth and provides services and programs to job seekers and employers. The Quincy center services an average of 300-400 customers per day.

MINIMUM CRITERIA

BIDDER BACKGROUND

The bidder must have clear title to the property in question which may include a valid mortgage, which is not in default or in danger of default.

The City Reserves the right to require a financial statement from bidder to demonstrate financial stability. Proposals may be rejected from those in bankruptcy or experiencing other precarious financial circumstances if deemed in the best interest of the City. The City, through its Purchasing Agent, reserves sole discretion to determine whether a bidder's financial circumstances are acceptable.

Proposals will be accepted only from owners or from agents who have a sole right to sell or lease the property. Agents acting on behalf of owners must submit with their bid an authorization form executed by the owner(s) of record.

Proposers must certify tax compliance with all local, state and federal entities.

SPECIFICATIONS

A. Location

1. The site must be in the City of Quincy. Proximity to the Quincy Center train station and Route 3 is highly desirable.
2. Off street parking must be available.

B. Premises

1. Proposed space must be handicapped accessible in all areas in accordance with the ADA of 1990 (P.L. 101-336).
2. The site must contain space suitable for use as a primary office for the SCCDA; prefer one floor, self contained for use as an office. The space must allow for a minimum of 6 private offices; 2 conference rooms each capable of accommodating/seating 25-30 people; one kitchen with a working sink and space for tables seating 6-8 people, a standard refrigerator, a sink area, space for a microwave oven, space for shelving for supplies; a receptionist work area; a visitors reception area; and one additional enclosed space for office supplies.
3. Any necessary build-out will be the responsibility of the bidder.
4. The proposed space must have a minimum of 9,500 square feet and a maximum of 11,000 square feet.
5. Rest rooms must be on the same floor and it is highly desirable that restroom accommodations be separate for employees and the general public.
6. The building must have an elevator suitable for handicapped access, if not on street level.
7. The site must be amenable to having the prominent "Quincy Career Center" sign displayed on the building's exterior, or in the building's foyer.
8. The tenant should have the right to install wiring for computers, internet, etc. prior to occupancy.

C. **Compliance with Applicable Laws and Ordinances**

The bidder shall have the Building Department of the City of Quincy certify compliance with all applicable zoning laws, handicapped access laws, building codes and other city regulations prior to the signing of a lease. Modifications that are required in order to comply with such law must be indicated, along with anticipated completion dates at a cost borne by bidder.

All permits, municipal and other, related to renovations and occupancy must be secured and paid for by the bidder.

D. Utilities and Services

The proposal must specify utilities and services included in rent. Price proposal must include estimated annual cost of any utilities to be borne by the Lessee. NOTE: Phone and computer needs will be the responsibility of the Lessee and, therefore, should not be included in the price proposal.

TERMS AND CONDITIONS

Term of Lease

SCCDA and the City of Quincy shall lease the space for five (5) years, with an option to renew for two additional three (3) years. Term of lease is subject to approval of city council of the City of Quincy.

The premises must be ready for occupancy on July 1, 2011. This means all construction should be completed and all required permits obtained no later than June 23, 2011.

Right of Inspection

The property must be available for inspection by the SCCDA in the planning of renovations and in their construction. The SCCDA shall have the right to inspect the premises during renovations to insure that its needs are being met as per the agreement.

References

Proposer must provide references for current tenants of space provided and for the past two years.

Additional information

The successful bid proposal will be accepted by the City and a lease agreement entered into subject to annual federal government funding.

The City will not be required by the proposer to make a security deposit.

If the proposal is for the City to lease premises which have common areas with other tenants, security services must be provided.

Technical Proposal Content

Your proposal must include the following items as well as meet the other minimum criteria in this proposal. This checklist is provided only as a convenience and should not be considered as a complete or final list.

1. Describe the location fully. State how it meets all specifications.
2. Give the address of the property and when it may be inspected.
3. State normal operating hours of the building.
4. State how many square feet are available and the current floor plan if applicable. State how many offices are available if any and the number of square feet in each.
5. A floor plan must be included.
6. Are there any unique features or "extras" that go with the site? Please describe.
7. Does the building offer security services? Please describe.
8. Verify that the SCCDA will be able to occupy a functioning site on dates specified.
9. Do any renovations need to be done prior to occupancy?
10. Do any renovations need to be done after occupancy?
11. Is any furniture included in the proposal?
12. Is there a separate meter for utilities?

Technical and Price proposal

Five copies of technical proposal are to be in a sealed envelope marked "Technical Proposal". Five copies of price proposal are to be in a separately sealed envelope marked "Price Proposal".

Submission Instructions

Please submit one original and five copies of each technical and price proposals to:

Quincy City Hall
Purchasing Dept. Kathryn R. Hobin
1305 Hancock St.
Quincy, Massachusetts 02169

All questions regarding this bid should be directed to Kathryn R. Hobin, Purchasing Agent through fax: 617-376-1074 and email: khobin@quincyma.gov and cc: to ktrillcott@quincyma.gov Questions will be accepted until April 29, 2011 at 4:00 p.m.

CRITERIA FOR EVALUATION OF PROPOSALS

Highly Advantageous:	11-15 points	Acceptable	1-5 points
Advantageous	6-10 points	Unacceptable	0 points

Location of the Site

Highly advantageous:	Less than ½ mile from the Quincy Center train station.
Advantageous:	Between ½ and ¾ mile from the Quincy Center train station and/or other public transportation.
Acceptable:	Between ¾ and 2 miles from the Quincy Center train station and/or other public transportation

Suitability of the space

Highly advantageous:	All space is in one building on one floor
Acceptable:	All space is in one building

Parking

Advantageous:	40+ off-street parking spaces available
Acceptable:	Limited off street parking available
Unacceptable:	No off street parking available

Availability

Acceptable:	Office is available for use seven (7) days a week from 7:30 a.m. through 9 p.m. without interruption
Unacceptable:	Office is not available for use from 7:30 a.m. through 9:00 p.m.

Ability to have the facility ready for occupancy by dates specified

Advantageous:	All construction will be completed and the building will be ready for occupancy on May 15, 2011
Acceptable:	All construction will be completed and the building will be ready for occupancy on July 1, 2011
Unacceptable:	Construction will not be completed and the building will not be ready for occupancy by July 1, 2011

PRICE PROPOSAL PAGE
Lease of office space

Price Proposal

Year One

Cost per square foot: _____
Annual Cost: _____
Taxes, if applicable: _____
Annual utilities to be paid by tenant: _____

Year Two

Cost per square foot: _____
Annual Cost: _____
Taxes, if applicable: _____

Year Three

Cost per square foot: _____
Annual Cost: _____
Taxes, if applicable: _____

Year Four

Cost per square foot: _____
Annual Cost: _____
Taxes, if applicable: _____

Year Five

Cost per square foot: _____
Annual Cost: _____
Taxes, if applicable: _____

_____ _____
Signature Date

_____
Printed Name

_____
Company Name

_____
Company Address

_____
Email Address

If you have received this bid from either the City of Quincy Website or through an email it is your responsibility to check for addenda (at www.quincyma.gov) before you turn in your proposal. The City of Quincy will not be responsible any bids received omitting addenda acknowledgement.