

**TOWN OF CUMBERLAND, RI**

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
REQUEST FOR QUALIFICATIONS**

**VALLEY FALLS HERITAGE PARK MASTER PLAN**

**PLANNING, LANDSCAPE ARCHITECTURE AND ENGINEERING SERVICES**

**BID # 2023-1122-01  
ISSUE DATE: OCTOBER 16, 2023  
DUE DATE: NOVEMBER 22, 2023 AT 2:00 PM**

**TOWN OF CUMBERLAND, RHODE ISLAND**  
**Department of Planning and Community Development**  
**Request for Qualifications**

**Valley Falls Heritage Park Master Plan**

**Bid # 2023-1122-01**

**Introduction**

The Town of Cumberland seeks a qualified firm to prepare a Master Plan for Valley Falls Heritage Park. The Master Plan will include extensive and productive public outreach, field survey, and development of a Concept Plan (approximately 10% design).

The overarching goal of the Master Plan is to re-envision the park as a Wellness Hub that functions in harmony with the proposed community center across the street (Amaral Building/16 Mill Street).

The Master Plan has three design and programming objectives:

- Promote health, education and work
- Physically and symbiotically improve the connection between the park and the Amaral Building
- Create an amphitheater near Mill Street for public education and community engagement

The Town has approximately \$1 million in grant funds allocated to design and construction, inclusive of this Master Plan development. Depending on the estimated project costs, the consultant should recommend a phased approach and identify sources of funding to complete the project.

**Amaral Building**

The vacant Town-owned Amaral Building (*circa* 1890) will be adaptively reused as the new Office of Community Based Outreach and Health. The rehabilitated Amaral Building will provide health screenings, job assistance, English as a second language classes, and housing and heating assistance services to serve the low-income and moderate-income residents in Valley Falls, Lonsdale and Central Falls. This project is presently in the 100% design phase, and construction will begin in early 2024.

**Valley Falls Heritage Park**

Situated between the Amaral Building and the Blackstone River is the 2.3-acre Valley Falls Heritage Park, which occupies the site of former mills established as early as *circa* 1820. The site reached its apogee of development in the late nineteenth century as the Chace family developed the Valley Falls Mill into one of the most prosperous textile mills in the Blackstone River Valley. The mills shut down in the 1920s and were demolished in 1934.

The site lay dormant for decades until 1991, when the RI Department of Environmental Management (RIDEM) transferred the property to the Town and provided initial funding for its restoration. In the early 1990s, the Town partnered with the Blackstone Valley National Heritage Corridor Commission, RI Department of Transportation, Federal Highway Administration and RIDEM to transform the site into a public park that celebrates the property's significant role in the Industrial Revolution.

The site includes exposed and buried foundations, stone and concrete walls, stone arches, and stone-lined raceways. The \$1.7 million project included the installation of interpretive signs to inform parkgoers about the history, culture, structures and operation of the Valley Falls Mill.

In the 30 years since its dedication, the park has deteriorated. Graffiti mars walls and benches, interpretive signs are defaced, picnic benches are in disrepair, and most of the site has become overgrown. Last year, the Town removed invasive Norway Maples and planted native species.

While Valley Falls Heritage Park is one of the most important and instructive industrial archaeological sites in the Blackstone Valley, it functions poorly as a public park. The Town's goal is to reinvigorate the park and integrate it into the Amaral Building's community service mission, by providing safe access from the building to new outdoor classroom and learning space.

## **Objectives**

### Grant Compliance

#### *Health, Education and Work*

Conditions attached to the grant for this project require that park programming must directly enable health monitoring, education and work. The Town has partnered with several organizations that are committed to providing myriad public services (see Appendix C). The consultant will be expected to collaborate with these organizations to develop and implement outdoor programming. Below are some potential opportunities:

- Provide programs and services that support emotional health
- Health education and healthcare services
- Promote health through a community garden
- Promote green space and connections with the outdoors
- Promote social-emotional learning and mindfulness
- Provide economic opportunities through mentoring and workforce development
- Connections to social services and resources
- Community events and cultural celebrations
- Promote education through interpretation of the park's historical significance

### 1991 Master Plan

Gates, Leighton & Associates prepared the first park Master Plan in 1991. The firm envisioned six phases of construction, four of which were completed. It is intended that the new Master Plan will implement the two unrealized elements of the plan (see Appendix D).

#### *Connectivity to the Amaral Building*

The 1991 plan proposed a woodland trail and entrance at Mill Street, opposite the Amaral Building. A switchback ramp and a new bridge over the northern raceway provided access to the park's open area (aka the Island). The Town seeks to improve connectivity to the park, both through a new entrance as well as roadway improvements on Mill Street and High Street to safely calm traffic and promote accessibility for all.

### *Amphitheater*

The 1991 plan envisioned an amphitheater in the “natural bowl area” near Mill Street. This amphitheater can serve as a venue for various entertainment, educational and cultural events. The Master Plan should address the potential future use and impact of this amenity and consider the financial feasibility of implementing this significant feature, especially if other group educational areas can be developed elsewhere in the park.

### **Community Outreach**

Public participation is the key element in this process. Outreach activities should reach Valley Falls and Central Falls residents, who are anticipated to be the primary users of both the park and Amaral Building. Other stakeholders include, but are not limited to, the following:

- Valley Falls business owners
- Seniors at One Mendon Road
- Public Schools: B.F. Norton Elementary School, McCourt Middle School, Blackstone Valley Prep ES #1, ES #2 and High School
- Social Organizations: Lusitana Club
- Religious Organizations: Our Lady of Fatima Church, Iglesia Manantial Eterno

The consultant will need to engage all groups of varying degrees of technological abilities across all media. This can include pop-ups in the park, workshops, interviews, project webpage on the Town’s website, social media, online and paper surveys, flyers and other means that will engage the public.

While the Town and the Steering Committee will assist in the outreach effort, the consultant’s community outreach specialist will be expected to lead the public engagement effort to ensure that all voices are heard. If your firm does not have a public engagement specialist on staff, now is the time to sub it out.

### **Restrictions of Use**

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) has determined that Valley Falls Heritage Park is eligible for the National Register of Historic Places for its significant historical association with the Industrial Revolution.

Additionally, when RIDEM conveyed the property to the Town in 1991, it came with the following restrictive covenants:

1. The park shall be used for passive recreation only. Allowed activities include walking, picknicking, environmental or historic education, informal gatherings, fishing and other related activities. All active recreational facilities, including formal ballfields, courts, playground equipment or large areas of paved surfaces are prohibited.
2. The park shall preserve the remaining historical features and structures wherever possible.

The Master Plan must respect and provide interpretation of the park’s historical significance and be mindful of the aforementioned approved activities. RIDEM and the RIHPHC will need to be consulted during the Master Plan’s development.

## Meetings

The consultant should account for the following meetings:

- Kickoff meeting with the Steering Committee, as well as periodic meetings with the Steering Committee as the project meets design milestones and to coordinate public workshops and outreach.
- A minimum of two public workshops to be held at locations other than Town Hall. The first meeting should solicit ideas and feedback for the redevelopment and future programming of the park. The second meeting should present the results of design development and incorporate feedback.
- In-person presentation of the Master Plan at an evening meeting before the Town Council
- One inter-agency meeting with RIDEM and the RIHPHC to discuss the design parameters. The Master Plan will be sent to each agency for review and comment.

## Project Schedule

The Town has a grant-imposed deadline of October 2026 for construction to be complete and December 2026 to have all programs operational. To develop this Master Plan and advance the project, time is of the essence. The Town anticipates a four-month duration to complete the Master Plan. After its completion, the Town will immediately issue a new RFQ to hire a design firm to develop 100% drawings, prepare bid documents, assist in contractor selection and oversee construction.

## Site Visit

All interested firms are invited to attend a site visit on October 31, 2023 at 2pm to become more familiar with the project and ask questions. We will meet at the Amaral Building at 16 Mill Street adjacent to Town Hall. Parking is available in the Lusitana Club parking lot opposite Town Hall.

## RFQ Schedule

RFQ Issued:	October 16, 2023
Site Visit:	October 31, 2023
Last Day for Questions:	November 14, 2023
Qualifications Due:	November 22, 2023
Steering Committee Selects Finalists	December 13, 2023
Interviews:	week of January 8, 2024
Town Council Award:	January 17, 2024

## Deliverables

The consultant will provide ten (10) hard copies of the Draft Master Plan for Steering Committee review and ten (10) Final reports, in addition to .PDF versions at both stages.

## Proposal Requirements

A successful proposal will demonstrate a high degree of experience and creativity in the redevelopment

of public parks, as well as inclusive and expansive community outreach. Interested firms shall provide the following as part of their proposal:

#### *Cover Letter*

Identify the project manager, firm personnel and any subconsultants who will conduct the work. Provide a clear and concise response as to why the Town of Cumberland should select your firm for this project.

#### *Project Team*

Describe the background and experience of the project manager, the project team, and the community engagement specialist in assisting municipal governments redevelop public parks and conduct public outreach. Include resumes for all key personnel to be assigned to the project and their availability to complete the project. If consultant teams are being proposed, identify their role and experience. Include an organizational chart of the project team.

#### *Relevant Experience*

Provide examples of projects of similar scope and complexity within the last five years.

#### *References*

Provide at least three references for projects of similar scope and complexity, preferably performed within the last five years. For each reference, provide name, address, email, telephone number, year(s) and details of work performed.

#### *Work Plan*

Include detailed description of the firm's project approach and understanding of the scope of work, discussing specific tasks to be completed, strategies for public participation, and potential programming and redevelopment of the park. The proposal may be creative and suggest alterations to, or enhancement of, the scope of work and deliverables.

#### *Personnel Hours*

Include an estimate of personnel hours broken down by each task.

#### *Signed Appendix A and B*

### **Evaluation Criteria**

Costs are not required for this qualifications-based submittal and will therefore not be considered as part of the evaluation. The Steering Committee will rank firms and select the top finalist(s) for an interview based on the criteria outlined below.

Prior to the interviews, the Steering Committee will request a cost proposal from each finalist. The Committee will re-rank the firms after the interviews. If negotiations with the top-ranked firm are unsuccessful, the process will be repeated with the next highest-ranked firm until a fair and reasonably priced contract can be awarded.

#### *Public Outreach*

Approach to engaging the community and stakeholders in the design and decision-making process.

Experience of the public engagement specialist.

*Creativity*

Understanding of project objectives tailored to the particular conditions of Valley Falls Heritage Park.

*Experience*

Qualifications, skills and relevant prior experience of the project team in completing similar projects.

*Quality and Clarity of the Proposal*

The cogency and conciseness of the narrative, along with the overall design and layout of the proposal, will be viewed as representative of the project team's work product.

*Project Schedule*

Realistic schedule that comports with the work plan.

*References*

Reputation among previous clients.

**Proposal Deadline**

Proposals must be submitted in sealed envelopes clearly marked "Valley Falls Heritage Park Master Plan - Bid# 2023-1122-01" and delivered to the following address:

Cumberland Town Hall  
Mayor's Office  
Attn: Sarah King  
45 Broad Street  
Cumberland, RI 02864

**Sealed proposals will be accepted until 2:00 P.M. local time on Wednesday, November 22, 2023.** Any proposals received after the specified time will not be accepted. Please submit six (6) hard copies of your proposal, along with a .pdf version emailed to Ms. Sarah King: [sking@cumberlandri.org](mailto:sking@cumberlandri.org).

**Questions or Addendum**

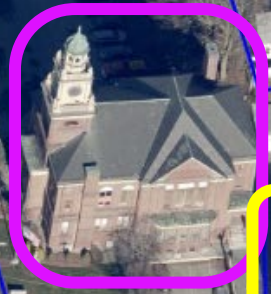
Questions concerning this RFQ should be emailed to Ms. Sarah King: [sking@cumberlandri.org](mailto:sking@cumberlandri.org). All questions must be received by 2:00 PM on Tuesday, November 14, 2023 to be considered. Responses to all questions, and any changes made to this RFQ, will be posted as an addendum under the Town's Bid Opportunities webpage: <https://www.cumberlandri.org/bids.aspx>

**Available Reference Documents**

- [Valley Falls Heritage Park Master Plan \(1991\)](#)
- [Valley Falls Heritage Park Conservation & Management Plan \(2020\)](#)
- [Community Wellness Hubs](#)
- [Cumberland Capital Projects Fund Grant Application \(2023\)](#)



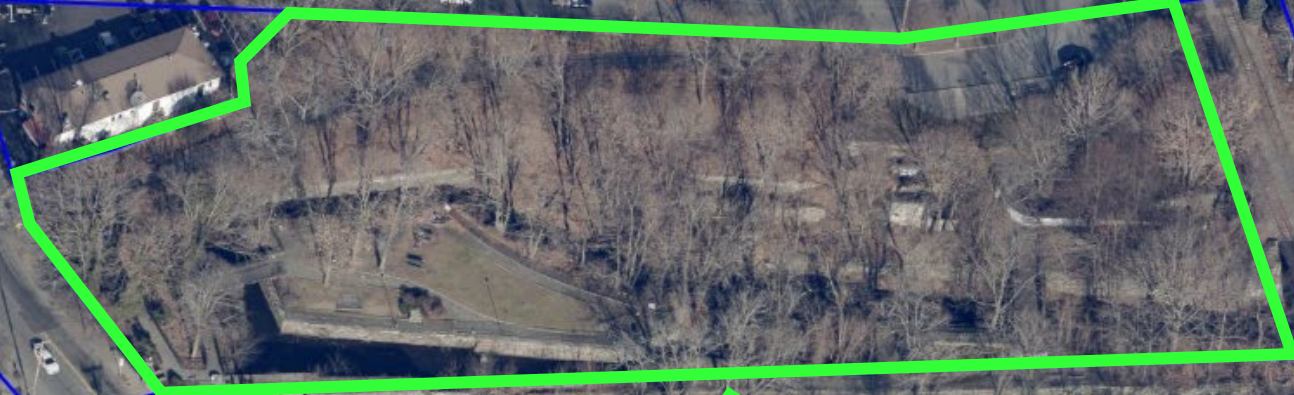
Town Hall



Amaral Building



Heritage Park





## Appendix A

### *ANTI-KICKBACK ACKNOWLEDGMENT*

#### ***ALL BIDDERS/OFFERORS MUST ATTEST TO THE FOLLOWING:***

The vendor acknowledges, under the pains and penalties of perjury, that he/she has not been offered, paid, or solicited for any contribution or compensation, nor has he/she been granted a gift, gratuity, or other consideration, either directly or indirectly by any officer, employee or member of the governing body of the Town of Cumberland who exercises any functions or responsibilities in connection with either the award or execution of the project to which this contract pertains.

Further, the vendor acknowledges, under the pains and penalties of perjury, that he/she has not offered, paid, or solicited by way of any contribution or compensation, nor has he/she granted a gift, gratuity or other consideration either directly or indirectly to any officer, employee, or member of the governing body of the Town of Cumberland who exercises any functions or responsibilities in connection with either the award or execution of the project to which this project or contract pertains.

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Signature of Officer

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Date

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Title

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Company

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Title of RFP

*ORIGINAL: OCTOBER 2018*

*REVISED: N/A*

## Appendix B

### *TOWN OF CUMBERLAND*

#### **GENERAL TERMS AND CONDITIONS OF PURCHASE**

The Town of Cumberland's Finance Office may, from time to time, make amendments to the General Terms and Conditions when the Town of Cumberland's Finance Director determines that such amendments are in the best interest of the Town of Cumberland. Amendments shall be made available for public inspection at the Finance Office located in Cumberland Town Hall and online at <https://www.cumberlandri.org/finance/> but shall not require formal public notice and hearing. Copies of the Terms and Conditions shall be provided to any individual or firm requesting them.

#### **TOWN OF CUMBERLAND'S PURCHASING OFFICE GENERAL CONDITIONS OF PURCHASE**

All Town of Cumberland purchase orders, contracts, solicitations, delivery orders and service requests shall incorporate and be subject to the provisions of Rhode Island General Laws 8-15-4 and the Town of Cumberland purchasing rules and regulations adopted pursuant thereto, all other applicable provisions of the Rhode Island General Laws, the Cumberland Town Charter, specific requirements described in the Request or Contract, and the following General Conditions of Purchase:

##### **1. GENERAL**

All purchase orders, contracts, solicitations, delivery orders, and service requests are for specified goods and services, in accordance with express terms and conditions of purchase, as defined herein. For the purposes of this document, the terms "bidder" and "contractor" refer to any individual, firm, corporation, or other entity presenting a proposal indicating a desire to enter into contracts with the Town of Cumberland, or with whom a contract is executed by the Town of Cumberland's Finance Director, and the term "contractor" shall have the same meaning as "vendor".

##### **2. ENTIRE AGREEMENT**

The Town of Cumberland's Purchase Order, or other Town of Cumberland contract endorsed by the Town of Cumberland Finance Office, shall constitute the entire and exclusive agreement between the Town of Cumberland and any contractor receiving an award. In the event any conflict between the bidder's standard terms of sale, these conditions or more specific provisions contained in the solicitation shall govern.

All communication between the Town of Cumberland and any contractor pertaining to any award or contract shall be accomplished in writing.

- A) Each proposal will be received with the understanding that the acceptance, in writing, by contract or Purchase Order by the Town of Cumberland Finance Director of the offer to do work or to furnish any or all the materials, equipment, supplies or services described therein shall constitute a contract between the bidder and the Town of Cumberland. This shall bind the bidder on his part

to furnish and deliver at the prices and in accordance with the conditions of said accepted proposal and detailed specifications and the Town of Cumberland on its part to order from such contractor (except in case of emergency) and to pay for at the agreed prices, all materials, equipment, supplies or services specified and delivered. A contract shall be deemed executory only to the extent of funds available for payment of the amounts shown on Purchase Orders issued by the Town of Cumberland to the contractors.

- B) No alterations or variations of the terms of the contract shall be valid or binding upon the Town of Cumberland unless submitted in writing and accepted by the Town of Cumberland Finance Director. All orders and changes thereof must emanate from the Town of Cumberland Purchasing Office: no oral agreement or arrangement made by a contractor with a department or employee will be considered to be binding on the Town of Cumberland Finance Director, and may be disregarded.
- C) Contracts will remain in force for the contract period specified or until all articles or services ordered before date of termination shall have been satisfactorily delivered or rendered and accepted and thereafter until all terms and conditions have been met, unless:
  - i) terminated prior to expiration date by satisfactory delivery against orders of entire quantities, or
  - ii) extended upon written authorization of the Town of Cumberland Finance Director and accepted by the contractor, to permit ordering of the unordered balances or additional quantities at the contract price and in accordance with the contract terms, or
  - iii) canceled by the Town of Cumberland in accordance with other provisions stated herein.
- D) It is mutually understood and agreed that the contractor shall not assign, transfer, convey, sublet or otherwise dispose of this contract or his right, title or interest therein, or his power to execute such contract, to any other person, company or corporation, without the previous consent, in writing, of the Town of Cumberland Finance Director.
- E) If, subsequent to the submission of an offer or issuance of a purchase order or execution of a contract, the bidder or contractor shall merge with or be acquired by another entity, the contract may be terminated, except as a corporate resolution prepared by the contractor and the new entity ratifying acceptance of the original bid or contract terms, condition, and pricing is submitted to the Town of Cumberland Purchasing Office, and expressly accepted.
- F) The contractor or bidder further warrants by submission of an offer or acceptance of a purchase order or other contract that he has no knowledge at the time of such action of any outstanding and delinquent or otherwise unsettled debt owed by him to the Town of Cumberland, and agrees that later discovery by the Town of Cumberland Finance Director that this warranty was given in spite of such knowledge, except where the matter is pending in hearing or from any appeal therefrom, shall form reasonable grounds for termination of the contract.

### 3. RELATIONSHIP OF PARTIES

The contractor or bidder warrants, by submission of an offer or acceptance of a purchase order or other contract, that he is not an employee, agent, or servant of the Town of Cumberland, and that he is fully qualified and capable in all material regards to provide the specified goods and services. Nothing herein shall be construed as creating any contractual relationship or obligation between the Town of Cumberland and any sub-bidder, subcontractor, supplier, or employee of the contractor or offeror.

### 4. COSTS OF PREPARATION

All costs associated with the preparation, development, or submission of bids or other offers will be borne by the offeror. The Town of Cumberland will not reimburse any offeror for such costs.

### 5. SPECIFIED QUANTITY REQUIREMENT

Except where expressly specified to the contrary, all solicitations and contracts are predicated on a specified quantity of goods or services, or for a specified level of funding.

- A) The Town of Cumberland reserves the right to modify the quantity, scope of service, date of delivery or completion, or funding of any contract, with no penalty or charge, by written notice to the contractor, except where alternate terms have been expressly made a part of the contract.
- B) The Town of Cumberland shall not accept quantities in excess of the specified quantity except where the item is normally sold by weight (where sold by weight, the Town of Cumberland will not accept quantities greater than ten per cent [10%] of the specified quantity), or where the Request or Contract provides for awards for other than exact quantities.
- C) Purchase Orders or other contracts may be increased in quantity or extended in term without subsequent solicit with the mutual consent of the contractor and the Town of Cumberland, where determined by the Town of Cumberland Finance Director to be in the Town of Cumberland's best interest.

### 6. DELIVERY/COMPLETION

Delivery must be made as ordered and/or projects completed in accordance with the proposal. If delivery qualifications do not appear on the bidder's proposal, it will be interpreted to mean that goods are in stock and that shipment will be made within seven (7) calendar days. If the project completion date is not specified in the proposal, the date shall be determined by the Town of Cumberland Finance Director. The decision of the Town of Cumberland Finance Director, as to reasonable compliance with the delivery terms, and date of completion shall be final. Burden of proof of delay in receipt of order shall rest with the contractor. No delivery charges shall be added to invoices except when authorized on the Purchase Order.

### 7. FOREIGN CORPORATIONS

In accordance with Title 7 Chapter 1.1 ("Business Corporations") of the General Laws of Rhode Island, no foreign corporation shall have the right to transact business in this state until it shall have procured a certificate of authority so to do from the Secretary of State.

## 8. PRICING

All pricing offered or extended to the Town of Cumberland is considered to be firm and fixed unless expressly provided for to the contrary. All prices shall be quoted F.O.B. Destination with freight costs included in the unit cost to be paid by the Town of Cumberland, except, where the Request or Contract permits, offers reflecting F.O.B. Shipping Point will be considered, and freight costs may then be prepaid and added to the invoice.

## 9. COLLUSION

Bidder or contractor warrants that he has not, directly or indirectly, entered into any agree participated in any collusion or otherwise taken any action in restraint of full competitive bidding. In special circumstances, an executed affidavit will be required as a part of the bid.

## 10. PROHIBITION AGAINST CONTINGENT FEES AND GRATUITIES

Bidder or contractor warrants that he has not paid, and agrees not to pay, any bonus, commission, fee, or gratuity to any employee or official of the Town of Cumberland for the purpose of obtaining any contract or award issued by the Town of Cumberland. Bidder or contractor further warrants that no commission or other payment has been or will be received from or paid to any third party contingent on the award of any contract by the Town of Cumberland, except as shall have been expressly communicated to the Town of Cumberland Finance Director in writing prior to acceptance of the contract or award in question. Subsequent discovery by the Town of Cumberland of non-compliance with these provisions shall constitute sufficient cause for immediate termination of all outstanding contracts and suspension or debarment of the bidder(s) or contractor(s) involved.

## 11. AWARDS

Awards will be made with reasonable promptness and by written notice to the successful bidder (only); bids are considered to be irrevocable for a period of ninety (90) days following the bid opening unless expressly provided for to the contrary in the Request, and may not be withdrawn during this period without the express permission of the Town of Cumberland Finance Director.

- A) Awards shall be made to the bidder(s) whose offer(s) constitutes the lowest responsive price offer (or lowest responsive price offer on an evaluated basis) for the item(s) in question or for the Request as a whole, at the option of the Town of Cumberland. The Town of Cumberland reserves the right to determine those offers which are responsive to the Request, or which otherwise serve its best interests.
- B) The Town of Cumberland reserves the right, before making award, to initiate investigations as to whether or not the materials, equipment, supplies, qualifications or facilities offered by the bidder meet the requirements set forth in the proposal and specification, and are ample and sufficient to insure the proper performance of the contract in the event of award. If upon such examination it is found that the conditions of the proposal are not complied with or that articles or equipment proposed to be furnished do not meet the requirements called for, or that the qualifications or facilities are not satisfactory, the Town of Cumberland may reject such a bid. It is distinctly understood, however, that nothing in the foregoing shall mean or imply that it is obligatory upon the Town of Cumberland to make any examinations before awarding a contract; and it is further

understood that if such examination is made, it in no way relieves the contractor from fulfilling all requirements and conditions of the contract.

- C) Qualified or conditional offers which impose limitations of the bidder's liability or modify the requirements of the bid, offers for alternate specifications, or which are made subject to different terms and conditions than those specified by the Town of Cumberland may, at the option of the Town of Cumberland, be
  - i) rejected as being non-responsive, or
  - ii) set aside in favor of the Town of Cumberland's terms and conditions (with the consent of the bidder), or
  - iii) accepted, where the Town of Cumberland Finance Director determines that such acceptance best serves the interests of the Town of Cumberland.

Acceptance or rejection of alternate or counter-offers by the Town of Cumberland shall not constitute a precedent which shall be considered to be binding on successive solicitations or procurements.

- D) Bids submitted in pencil, or which do not bear an original signature, in ink, by an owner or authorized agent thereof, will not be accepted.
- E) Bids must be extended in the unit of measure specified in the Request. In the event of any discrepancy between unit prices and their extensions, the unit price will govern.
- F) The Town of Cumberland Finance Director reserves the right to determine the responsibility of any bidder for a particular procurement.
- G) The Town of Cumberland Finance Director reserves the right to reject any and all bids in whole or in part, to waive technical defects, irregularities, and omissions, and to give consideration to past performance of the offerors where, in his judgment the best interests of the Town of Cumberland will be served by so doing.
- H) The Town of Cumberland Finance Director reserves the right to make awards by items, group of items or on the total low bid for all the items specified as indicated in the detailed specification, unless the bidder specifically indicates otherwise in his bid.
- I) Preference may be given to bids on products raised or manufactured in the Town of Cumberland or State of Rhode Island, other things being equal.
- J) The impact of discounted payment terms shall not be considered in evaluating responses to any Request.
- K) The Town of Cumberland Finance Director reserves the right to act in the Town of Cumberland's best interests regarding awards caused by clerical errors by the Town of Cumberland Purchasing Office.



## 12. SUSPENSION AND DEBARMENT

The Town of Cumberland Finance Director may suspend or debar any vendor or potential bidder, for good cause shown:

- A) A debarment or suspension against a part of a corporate entity constitutes debarment or suspension of all of its divisions and all other organizational elements, except where the action has been specifically limited in scope and application, and may include all known corporate affiliates of a contractor, when such offense or act occurred in connection with the affiliate's performance of duties for or on behalf of the contractor, or with the knowledge, approval, or acquiescence of the contractor or one or more of its principals or directors (or where the contractor otherwise participated in, knew of, or had reason to know of the acts).
- B) The fraudulent, criminal or other serious improper conduct of any officer, director, shareholder, partner, employee, or any other individual associated with a contractor may be imputed to the contractor when the conduct occurred in connection with the individual's performance of duties for or on behalf of the contractor, or with the contractor's knowledge, approval or acquiescence. The contractor's acceptance of benefits derived from the conduct shall be evidence of such knowledge, approval, or acquiescence.
- C) A vendor or contractor who knowingly engages as a subcontractor for a contract awarded by the Town of Cumberland to a vendor or contractor then under a ruling of suspension or debarment by the Town of Cumberland shall be subject to disallowance of cost, annulment or termination of award, issuance of a stop work order, or debarment or suspension, as may be judged to be appropriate by the Town of Cumberland's Finance Director.

## 13. PUBLIC RECORDS

Contractors and bidders are advised that certain documents, correspondence, and other submissions to the Town of Cumberland's Purchasing Office may be voluntarily made public by the Town of Cumberland absent specific notice that portions of such submittals may contain confidential or proprietary information, such that public access to those items should be withheld.

## 14. PRODUCT EVALUATION

In all specifications, the words "or equal" are understood after each article when manufacturer's name or catalog are referenced. If bidding on items other than those specified, the bidder must, in every instance, give the trade designation of the article, manufacturer's name and detailed specifications of the item the bidder proposes to furnish; otherwise, the bid will be construed as submitted on the identical commodity described in the detailed specifications. The Town of Cumberland's Finance Director reserves the right to determine whether or not the item submitted is the approved equal the detailed specifications.

- A) Any objections to specifications must be filed by a bidder, in writing, with the Town of Cumberland's Finance Director at least 96 hours before the time of bid opening to enable the Town of Cumberland's Purchasing Office to properly investigate the objections.

- B) All standards are minimum standards except as otherwise provided for in the Request or Contract.
- C) Samples must be submitted to the Town of Cumberland's Purchasing Office in accordance with the terms of the proposals and detailed specifications. Samples must be furnished free of charge and must be accompanied by descriptive memorandum invoices indicating whether or not the bidder desires their return and specifying the address to which they are to be returned (at the bidder's risk and expense), provided they have not been used or made useless by tests; and absent instructions, the samples shall be considered to be abandoned. Award samples may be held for comparison with deliveries.
- D) All samples submitted are subject to test by any laboratory the Town of Cumberland's Finance Director may designate.

## 15. PRODUCT ACCEPTANCE

All merchandise offered or otherwise provided shall be new, of prime manufacture, and of first quality unless otherwise specified by the Town of Cumberland. The Town of Cumberland reserves the right to reject all nonconforming goods, and to cause their return for credit or replacement, at the Town of Cumberland's option. Contract deliverables specified for procurements of services shall be construed to be work products, and subject to the provisions of this section.

- A) Failure by the Town of Cumberland to discover latent defect(s) or concealed damage or non-conformance shall not foreclose the Town of Cumberland's right to subsequently reject the goods in question.
- B) Formal or informal acceptance by the Town of Cumberland of non-conforming goods shall not constitute a precedent for successive receipts or procurements.
- C) Where the contractor fails to promptly cure the defect or replace the goods, the Town of Cumberland reserves the right to cancel the Purchase Order, contract with a different contractor, and to invoice the original contractor for any differential in price over the original contract price.
- D) When materials, equipment or supplies are rejected, the same must be removed by the contractor from the premises of the Town of Cumberland within forty-eight (48) hours of notification. Rejected items left longer than two days will be regarded as abandoned and the Town of Cumberland shall have the right to dispose of them as its own property.

## 16. PRODUCT WARRANTIES

All product or service warranties normally offered by the contractor or bidder shall accrue to the Town of Cumberland's benefit, in addition to any special requirements which may be imposed by the Town of Cumberland. Every unit delivered must be guaranteed against faulty material and workmanship for a period of one year unless otherwise specified, and the Town of Cumberland may, in the event of failure, order its replacement, repair, or return for full credit, at its sole option.

## 17. PAYMENT

Unless otherwise provided for by the Request or Contract, payment shall not be made until delivery has been made, or services performed, in full, and accepted. Payment shall not be due prior to thirty (30) working days following the latest of completion, acceptance, or the rendering of a properly submitted invoice. Payments will be released ONLY upon the completion of all certified payrolls incurred during the project and all required close out reports.

- A) Payment terms other than the foregoing may be rejected as being nonresponsive.
- B) No partial shipments, or partial completion will be accepted, unless provided for by the Request or Contract.
- C) Where a question of quality is involved, or failure to complete a project by the specified due date, payment in whole or part against which to charge back any adjustment required, shall be withheld at the direction of the Town of Cumberland Finance Director. In the event a cash discount is stipulated, the withholding of payments, as herein described, will not deprive the Town of Cumberland from taking such discount.
- D) Payments for used portion of inferior delivery or late delivery will be made by the Town of Cumberland on an adjusted price basis.
- E) Payments on contracts under architectural or engineering supervision must be accompanied by a Certificate of Payment and Statement of Account signed by the architect or engineer and submitted to the Town of Cumberland Purchasing Office for approval.

## 18. THIRD-PARTY PAYMENTS

The Town of Cumberland recognizes no assigned or collateral rights to any purchase agreement except as may be expressly provided for in the bid or contract documents, and will not accede to any request for third party or joint payment(s), except as provided for in specific orders by a court of competent jurisdiction, or by express written permission of the Town of Cumberland's Finance Director. Where an offer is contingent upon such payment(s), the offeror is obligated to serve affirmative notice in his bid submission.

## 19. SET-OFF AGAINST PAYMENTS

Payments due the contractor may be subject to reduction equal to the amount of unpaid and delinquent state taxes (or other just debt owed to the State), except where notice of delinquency has not been served or while the matter is pending in hearing or from any appeal therefrom.

## 20. MINORITY BUSINESS ENTERPRISES

Pursuant to the provisions of Title 37 Chapter 14.1 of the General Laws, the Town of Cumberland reserves the right to apply additional consideration to offers, and to direct awards to bidders other than the responsive bid representing the lowest price where:

- A) the offer is fully responsive to the terms and conditions of the Request, and

- B) the price offer is determined to be within a competitive range (not to exceed 5% higher than the lowest responsive price offer) for the product or service, and
- C) the firm making the offer has been certified by the R.I. Department of Economic Development to be a small business concern meeting the criteria established to be considered a Minority Business Enterprise.

## 21. EQUAL OPPORTUNITY COMPLIANCE, HANDICAPPED ACCESS AND AFFIRMATIVE ACTION

Contractors of the Town of Cumberland are required to demonstrate the same commitment to equal opportunity as prevails under federal contracts controlled by Federal Executive Orders 11246, 11625, 11375 and 11830, and Title 28 Chapter 5.1 of the General Laws of Rhode Island.

Affirmative action plans shall be submitted by the contractor for review by the State Equal Opportunity Office. A contractor's failure to abide by the rules, regulations, contract terms and compliance reporting provisions as established shall be grounds for forfeiture and penalties as shall be established, including but not limited to suspension.

## 22. TAXES

The Town of Cumberland is exempt from payment of excise, transportation and sales tax imposed by the Federal or State Government. These taxes should not be included in the proposal price. Exemption Certificates will be furnished upon request.

## 23. BID SURETY

When requested, a bidder must furnish a Bid Bond or Certified Check for 5% of his bid, or for the stated amount shown in the solicitation. Bid Bonds must be executed by a reliable Surety Company authorized to do business in the State of Rhode Island. Failure to provide Bid Surety with bid may be cause for rejection of bid. The Bid Surety of any three bidders in contention will be held until an award has been made according to the specifications of each proposal. All others will be returned by mail within 48 hours following the bid opening. Upon award of a contract, the remaining sureties will be returned by mail unless instructed to do otherwise.

## 24. SUSPENSION, DEFAULT AND TERMINATION

### A) Suspension of a Contract by the Town of Cumberland

The Town of Cumberland reserves the right at any time and for any reason to suspend all or part of this contract, for a reasonable period, not to exceed sixty days, unless the parties agree to a longer period. The Town of Cumberland shall provide the contractor with written notice of the suspension order signed by the Finance Director or his or her designee, which shall set forth the date upon which the suspension shall take effect, the date of its expiration, and all applicable instructions. Upon receipt of said order, the contractor shall immediately comply with the order and suspend all work under this contract as specified in the order. The contractor shall take all reasonable steps to mitigate costs and adverse impact to the work specified in the contract during the suspension period. Before the order expires, the Town of Cumberland shall either:

- i. cancel the suspension order;
- ii. extend the suspension order for a specified time period not to exceed thirty (30) days; or
- iii. terminate the contract as provided herein.

The contractor shall resume performance once a suspension order issued under this section is canceled or expires. If as a result of the suspension of performance, there is a financial or schedule impact upon the contract, an appropriate adjustment may be made by, or with the approval of, the Town of Cumberland's Finance Director. Any adjustment shall be set forth in writing. After a suspension order has been canceled or expires, the contractor shall provide any request for adjustment to the Town of Cumberland's Finance Director within thirty (30) days after resuming work performance.

**B) Termination of a Contract by the Town of Cumberland**

**i. Termination for Default or Nonperformance**

If, for any reason, the contractor breaches the contract by failing to satisfactorily fulfill or perform any obligations, promises, terms, or conditions, and having been given reasonable notice of and opportunity to cure such default, fails to take satisfactory corrective action within the time specified by the Town of Cumberland, the Town of Cumberland may terminate the contract, in whole or in part, the termination of all outstanding contracts or sub-contracts held by the contractor, and the suspension or debarment of the contractor from future procurements by giving written notice to the contractor specifying the date for termination. The Town of Cumberland shall endeavor to provide such notice at least seven (7) calendar days before the effective date of the termination.

A contractor who fails to commence within the time specified or complete an award made for repairs, alterations, construction, or any other service will be considered in default of contract. If contractor consistently fails to deliver quantities or otherwise perform as specified, the Town of Cumberland's Finance Director reserves the right to terminate the contract and contract for completion of the work with another contractor and seek recourse from the defaulting contractor or his surety. In the event of a termination for default or nonperformance, in whole or in part, the Town of Cumberland may procure similar goods or services in a manner and upon terms it deems appropriate, and the contractor shall be liable for the excess costs incurred by the Town of Cumberland as a result of the contractor's default. The contractor, or its surety, agrees to promptly reimburse the Town of Cumberland for the excess costs, but shall have no claim to the difference should the replacement cost be less.

**ii. Termination Without Cause**

The Town of Cumberland may terminate the contract in whole or in part without cause at any time by giving written notice to the contractor of such termination at least thirty (30) days

before the effective date of such termination. The notice shall specify the part(s) of the contract being terminated and the effective termination date.

Within thirty (30) days of the effective date of the termination of the contract the contractor shall compile and submit to the Town of Cumberland an accounting of the work performed up to the date of termination. The Town of Cumberland may consider the following claims in determining reasonable compensation owed to the contractor for work performed up to the date of termination:

- a. contract prices for goods or services accepted under the contract;
- b. costs incurred in preparing to perform and performing the terminated portion of the contract; or
- c. any other reasonable costs incurred by the contractor as a result of the termination.

The total sum to be paid to the contractor shall not exceed the total contract price, less any payments previously made to the contractor, the proceeds from any sales of goods or manufacturing materials, and the contract price for work not terminated.

iii. Contractor's Obligations in the Event of Termination

If the contract is terminated for any reason, or expires pursuant to its terms, the contractor shall transfer and deliver to the Town of Cumberland in the manner and to the extent directed by the Town of Cumberland:

- a. all finished or unfinished material prepared by the contractor; and
- b. all material, if any, provided to the contractor by the Town of Cumberland.

For the purposes of the contract, "material" shall include, but is not limited to, goods, supplies, parts, tools, machinery, equipment, furniture, fixtures, information, data, reports, summaries, tables, maps, charts, photographs, studies, recommendations, files, audiotapes, videotapes, records, keys, security badges, and documents.

If the contract is terminated for cause, the contractor shall not be relieved of liability to the Town of Cumberland for damages sustained because of any breach by the contractor. In such event, the Town of Cumberland may retain any amounts which may be due and owing to the contractor until such time as the exact amount of damages due the Town of Cumberland from the contractor has been determined by the Town of Cumberland Finance Director. The Town of Cumberland may also set off any damages so determined against the amounts retained.

Upon termination of the contract, the contractor shall stop performance on the date specified, terminate any outstanding orders and subcontracts applicable to the terminated portion of the contract, and shall incur no further commitments or obligations in connection with the terminated performance. The contractor shall settle all liabilities and claims arising out of the termination of subcontracts and order generating from the terminated performance. The Town of Cumberland may direct the contractor to assign the contractor's right, title and interest under terminated orders or subcontracts to the Town of Cumberland or a third party.



Terminations of Purchase Order Contracts or Master Pricing Agreements shall require the signature of the Town of Cumberland Finance Director or his designee. Notice of termination by either party shall be submitted in writing to the other party in accordance with the termination clause of the contract, or where no specific termination clause is included, written notice shall be provided no later than thirty (30) days before the expiration of the contract.

## 25. INDEMNITY

The contractor guarantees:

- A) To save the Town of Cumberland, its agents and employees, harmless from any liability imposed upon the Town of Cumberland arising from the negligence, either active or passive, of the contractor, as well as for the use of any copyrighted or uncopyrighted composition, secret process, patented or unpatented invention, article or appliance furnished or used in the performance of the contract of which the contractor is not the patentee, assignee or licensee.
- B) To pay for all permits, licenses and fees and give all notices and comply with all laws, ordinances, rules and regulations of the Town of Cumberland and of the State of Rhode Island.
- C) That the equipment offered is standard new equipment, latest model of regular stock product with all parts regularly used with the type of equipment offered; also, that no attachment or part has been substituted or applied contrary to manufacturer's recommendations and standard practice.

## 26. FORCE MAJEURE

All orders shall be filled by the contractor with reasonable promptness, but the contractor shall not be held responsible for any losses resulting if the fulfillment of the terms of the contract shall be delayed or prevented by wars, acts of public enemies, strikes, fires, floods, acts of God, or for any other acts not within the control of the contractor and which by the exercise of reasonable diligence, the contractor is unable to prevent.

**The below authorized representative agrees to all General Terms and Conditions of Purchase contained in Appendix B.**

\_\_\_\_\_  
Signature of Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company

\_\_\_\_\_  
Title of RFP

## Appendix C: Partner Organizations and Services

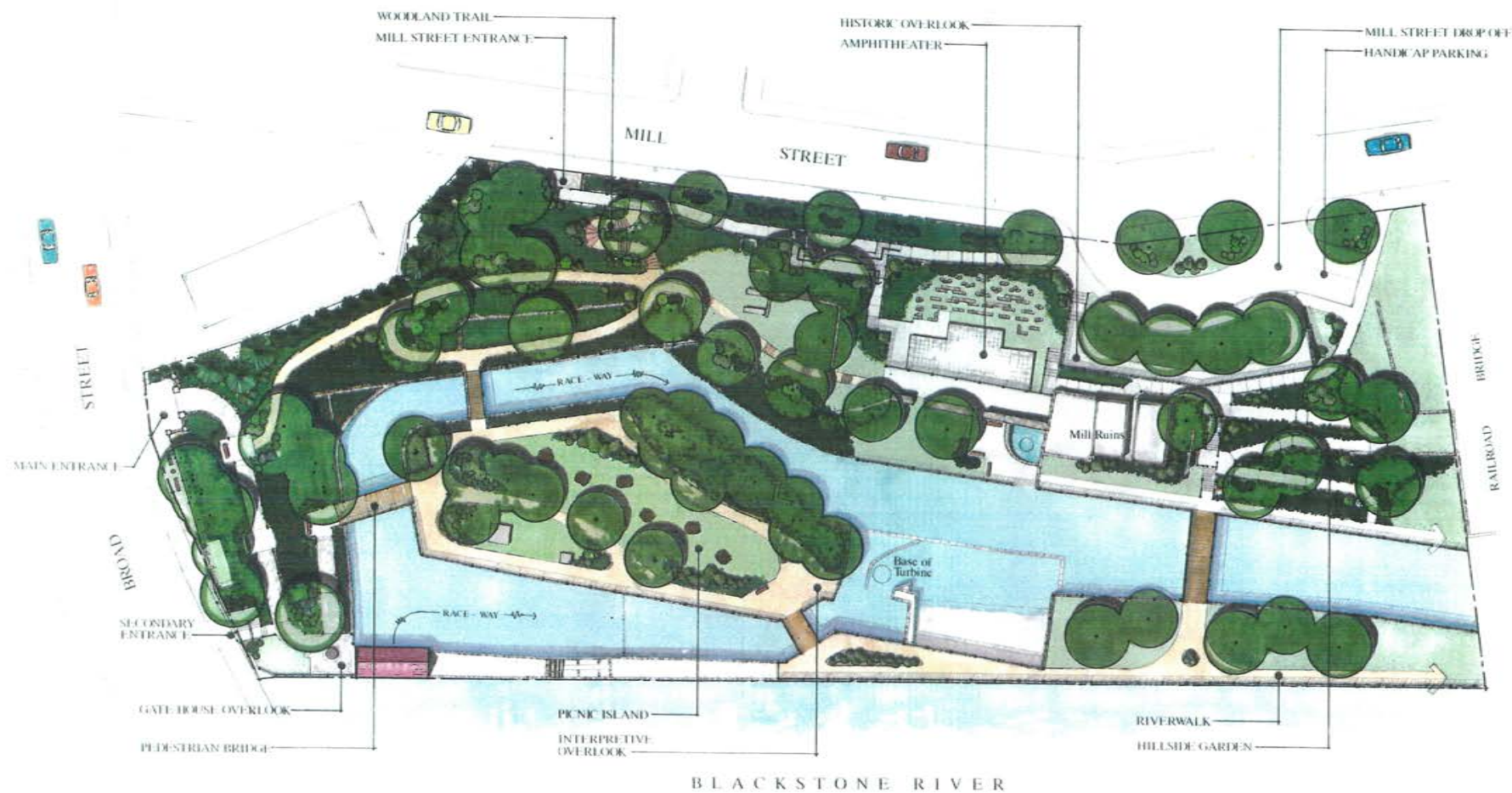
<p><b>Operation Stand Down</b></p>	<p>Operation Stand Down Rhode Island (OSDRI) provides the following supportive services to veterans and their families.</p> <p>Housing</p> <ul style="list-style-type: none"> <li>• Security Deposits</li> <li>• Temporary Rental Assistance</li> <li>• Back Rent</li> <li>• Utility Assistance</li> <li>• Moving Assistance</li> <li>• Permanent Housing</li> <li>• Transitional Housing</li> </ul> <p>Legal</p> <ul style="list-style-type: none"> <li>• VA Disability</li> <li>• Social Security Disability</li> <li>• DMV/License matters</li> <li>• Veteran Treatment Court</li> </ul> <p>Employment</p> <ul style="list-style-type: none"> <li>• Job Training</li> <li>• Employment Placement</li> <li>• Workplace tools and clothing</li> <li>• Transportation Assistance</li> <li>• Resume Writing</li> <li>• Job Coaching</li> </ul>
<p><b>Northern RI Food Pantry</b></p>	<p>The Northern Rhode Island Food Pantry would contribute to a giving pantry. The Town would enroll individuals who dropped into the office for the food pantry's services, and the Food Pantry would provide on-call emergency assistance for food needs.</p>
<p><b>Blackstone Valley Advocacy Center</b></p>	<ul style="list-style-type: none"> <li>• Domestic Violence Education</li> <li>• Law Enforcement Advocate Outreach</li> </ul> <p>Additionally, the Blackstone Valley Advocacy Center serves as the backbone agency for the Blackstone Health Equity Zone (HEZ) initiative, serving the communities of Lincoln,</p>

	<p>Cumberland, and North Smithfield. They are in the process of:</p> <ul style="list-style-type: none"> <li>• forming a community-led collaborative</li> <li>• conducting a community assessment and prioritization process</li> <li>• developing an action plan.</li> </ul>
<b>Parent Support Network</b>	<p>The Hope Recovery C.O.R.E. (Community Outreach Response Efforts) Team is a mobile outreach program that operates statewide through Rhode Island, meeting individuals “where they are at.”</p> <p>The CORE Team employs dually certified Peer Recovery Specialists/Community Health Workers that provide direct recovery and harm reduction support to at-risk individuals within the community.</p> <p>The CORE Team helps educate the community on overdose awareness and prevention through naloxone (Narcan) training and Substance Use Disorder Education.</p>
<b>Cumberland EMS</b>	<p>Cumberland EMS will use this space to expand its community paramedicine initiative to meet more residents where they’re at by utilizing drop-in hours. The ALL paramedic-level staff can provide out-of-hospital care. Some basic services may include:</p> <ul style="list-style-type: none"> <li>• General Wellness Screenings</li> <li>• Blood Pressure Tests</li> <li>• Cholesterol Tests</li> <li>• Immunizations</li> </ul> <p>More services will be provided based on need.</p>
<b>Karen Matte</b>	Free Community Yoga Classes

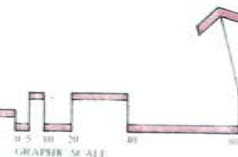
<b>Cumberland Housing Authority</b>	The Housing Authority will coordinate periodic affordable housing information sessions and assist with applications, as well as answer questions regarding public housing or voucher programs.
<b>Blackstone Valley Community Action (BVCAP)</b>	<p>BVCAP would maintain a “substation” on set days to provide information and enroll qualified individuals in their programs and services, which include:</p> <ul style="list-style-type: none"> <li>• Career training</li> <li>• Emergency Services</li> <li>• Energy &amp; Weatherization</li> <li>• Family Services</li> <li>• Housing Services</li> <li>• Senior Services</li> </ul>
<b>House of Hope</b>	Shower to Empower: free showers and haircuts from a mobile truck that will stop at the Amaral Building.

## **Appendix D: 1991 Master Plan**

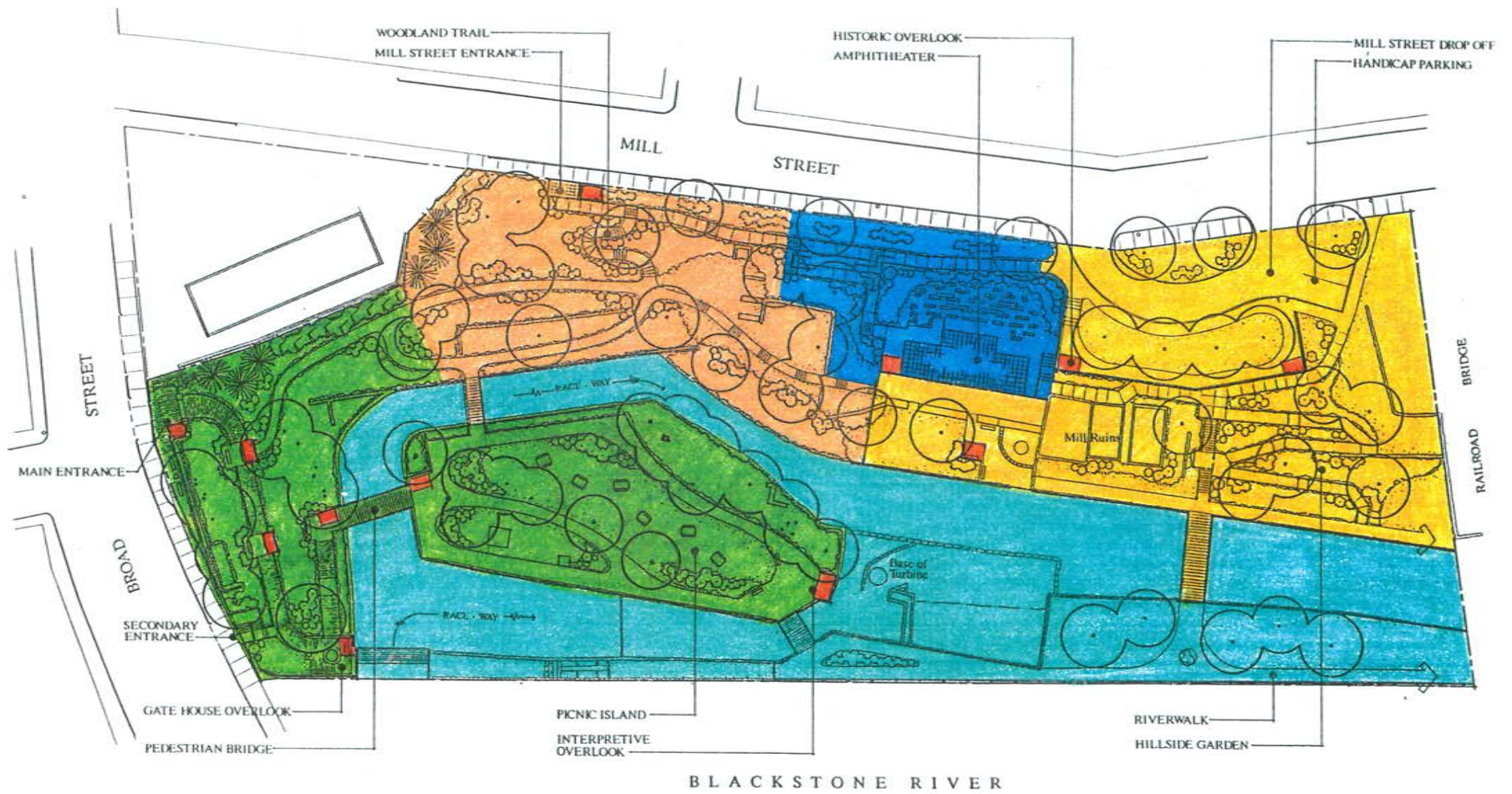
Implementing the Woodland Trail (Phase Six) and Amphitheater (Phase Five) are the subject of this RFQ.



# MASTER PLAN **VALLEY FALLS HERITAGE PARK** CUMBERLAND, RHODE ISLAND







PHASE ONE



PHASE TWO



PHASE THREE



PHASE FOUR



PHASE FIVE



PHASE SIX