

I. Invitation to Bid

The Barnstable Housing Authority ("Authority"), through its Chief Procurement Officer is seeking proposals from qualified developers for the development, construction, and management of a rental project (maximum of 29 bedrooms) in a combination of bedroom sizes or develop and construct a small scale home ownership project (10-12 units) on approximately 4.75 acres of a 5.82-acre parcel of land owned by the Housing Authority at 191 Santuit-Newtown Rd., Marstons Mills, MA.

The Housing Authority acquired the land in 1987 for \$1 from the Town of Barnstable. The Housing Authority voted at their Board of Directors Meeting to make the land available for affordable community family housing. The Barnstable Housing Authority intends to enter into a Land Disposition Agreement with the selected developer and will also consider a long-term lease arrangement.

The purpose of this RFP is to select a developer with demonstrated experience and capacity to carry out a development project that best addresses the needs and goals of the community as described in this RFP. The most advantageous proposal from a responsive and responsible proposer, taking into consideration all evaluation criteria set forth in the RFP, will be selected. Of note, there is no housing subsidy attached to any of the units.

II. Proposal Submission and Selection Process

The Barnstable Housing Authority has determined that the award of this contract is subject to Uniform Procurement Act. M.G.L c. 30B. Therefore, the provisions of M.G.L c. 30B are incorporated herein by reference.

Applicants shall submit on or before **1PM, November 7, 2025**, a clearly marked original proposal plus three (3) copies, including an electronic copy on a flash drive, to:

***Barnstable Housing Authority
Lorri Finton
146 South Street
Hyannis, MA 02601***

Proposals submitted after this time will not be accepted. To be considered a complete submission, proposals should be marked "***Santuit-Newtown Rd Housing Proposal***" and must include all required documents, completed, and signed by a duly authorized signatory, inclusive of the following:

1. Cover page labeled "Santuit-Newtown Rd Housing Proposal" to Barnstable Housing Authority for the development of rental housing or home ownership, specifying: (1) the development entity, (2) primary contact person, and (3) all contact information.
2. One clearly marked original in a three-ring binder and 3 copies of the proposal with required attachments.
3. An electronic version of the complete proposal submission on a USB flash drive.

The Barnstable Housing Authority reserves the right to reject any or all proposals or to cancel this Request for Proposals if it is in the best interest of the Barnstable Housing Authority.

Inquiries on RFP

All inquiries should be made via e-mail and directed to: Lorri Finton, Executive Director lorri_finton@bha.barnstable.ma.us **no later than November 4, 2025 at 1PM.** Inquiries should have a subject line entitled: *Santuit-Newtown Rd Housing RFP Inquiry*. Any inquiries after such date will not be accepted. All inquiries for which a response is provided, together with the responses, will be shared with all proposers.

Proposers' Responsibility for due diligence

Proposers should undertake their own review and analyses concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, and other development and legal considerations.

Additional Notes

Proposals will be opened publicly at 1PM on November 7, 2025. A Proposer may correct, modify or withdraw a proposal by written notice received prior to the time set for opening of proposals. After the opening, a Proposer may not change any provision of the proposal. Each responsive proposal will be evaluated first for compliance with the threshold criteria, and if it meets those criteria, then it will be reviewed according to the criteria set forth in Attachment **A** 'Comparative Evaluation Criteria'.

The Authority makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFP. This RFP, including all attachments and supplements, is made subject to errors, omissions, prior sale, lease or financing and withdrawal without prior notice, and changes to, additional, and different interpretations of laws and regulations.

III. Site Tour and Briefing

Interested Proposers are encouraged to attend a voluntary on-site briefing session on **October 10, 2025 at 9AM, at 191 Newton Rd., Marstons Mills, MA.**