

**I-195 Redevelopment District
Request for Proposals
For
Interim Concession Space on Lot 5 of Parcels 22 and 25.**

Deadline for Submissions: Monday, February 10, 2020 by 2:00PM.

Introduction

The I-195 Redevelopment District Commission (the “Commission”) is seeking innovative proposals from food operators, private developers, non-profit district management associations or collective teams (the “Proposer”) to design, install, and operate a temporary concession space at I-195 Redevelopment District Lot 5 of Parcel 22 and 25 (location of the Shack/Dune Brothers from 2017-2019), a 9,956 square-foot site in the I-195 Redevelopment District (the “District”). The concession space should include at a minimum one or more eating and/or drinking establishments along with outdoor space that can be used for seating, gatherings and events. This request is an offer by the Commission to enter into an agreement, in accordance with the terms and conditions of this RFP, for the services proposed by the successful Proposer.

The goal of the temporary concession space is to activate the District by drawing and engaging residents, employees and visitors from the surrounding area. The Commission intends to enter into a license agreement for up to a three-year term. The expectation is the successful Proposer will commence operations in the spring of 2020, and encourages proposals that provide year-round regular, evening and weekend hours.

The Commission will require the successful Proposer to perform all work related to the installation, operation and removal of the concession. There will be no financial assistance available to subsidize installation or operation of the space.

Background and Context

Background

The District and its governing Commission were created in late 2011 to serve as the responsible authority for the sale, marketing, and oversight of land made available in downtown Providence as a result of the relocation of Interstate 195. The I-195 Redevelopment Act of 2011 designates the District parcels for “commercial, institutional and residential development and beneficial reuse, including without limitation to support or encourage workforce development, education and training, and the growth of ‘knowledge-based’ jobs and industries such as research and development, life sciences, media technologies, entrepreneurship and business management, design, hospitality, software design and application, and a variety of other uses consistent with a Knowledge-based economy.”

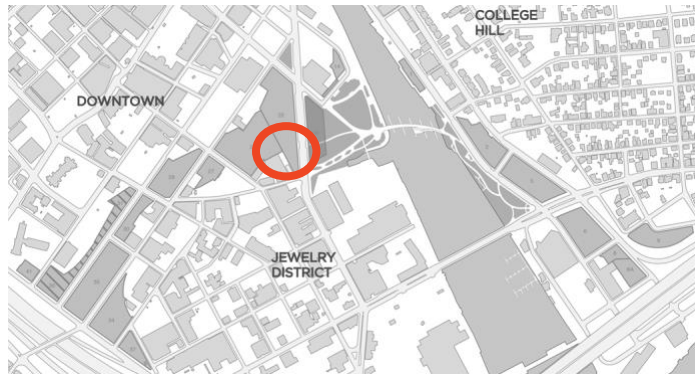


Figure 1. Lot 5 within I-195 Redevelopment District

The Commission is led by an Executive Director and a Board of Directors that includes seven individuals nominated by Governor Gina Raimondo and approved by the Rhode Island Senate. The District is comprised of individual parcels, the majority of which is developable land with three parcels totaling 8 acres to be designated as park land.

Overview of the I-195 Redevelopment District

The District benefits from a walkable street network, public open spaces, and surrounding historic architecture and a vibrant urban environment. Significant public investments recently completed or under construction in the area include:

- A riverfront park containing 7 acres of new open space.
- A pedestrian bridge across the Providence River.
- City Walk – a citywide urban trail that runs through the District and creates regional connections between Providence neighborhoods, parks, and civic institutions.
- The Downtown Transit Connector – high frequency, direct bus service from the Providence Amtrak/MBTA Station and Hospital District, routed through the District.
- An approximately 1,300-car garage sited adjacent to the District.

The first private development in the District, Point225, opened in July 2019 at 225 Dyer Street. The nearly 200,000-SF “innovation center” located on Lot 1 of Parcels 22 and 25, adjacent to the interim concession site, and is anchored by the Cambridge Innovation Center, Johnson & Johnson, and the Brown School of Professional Studies.

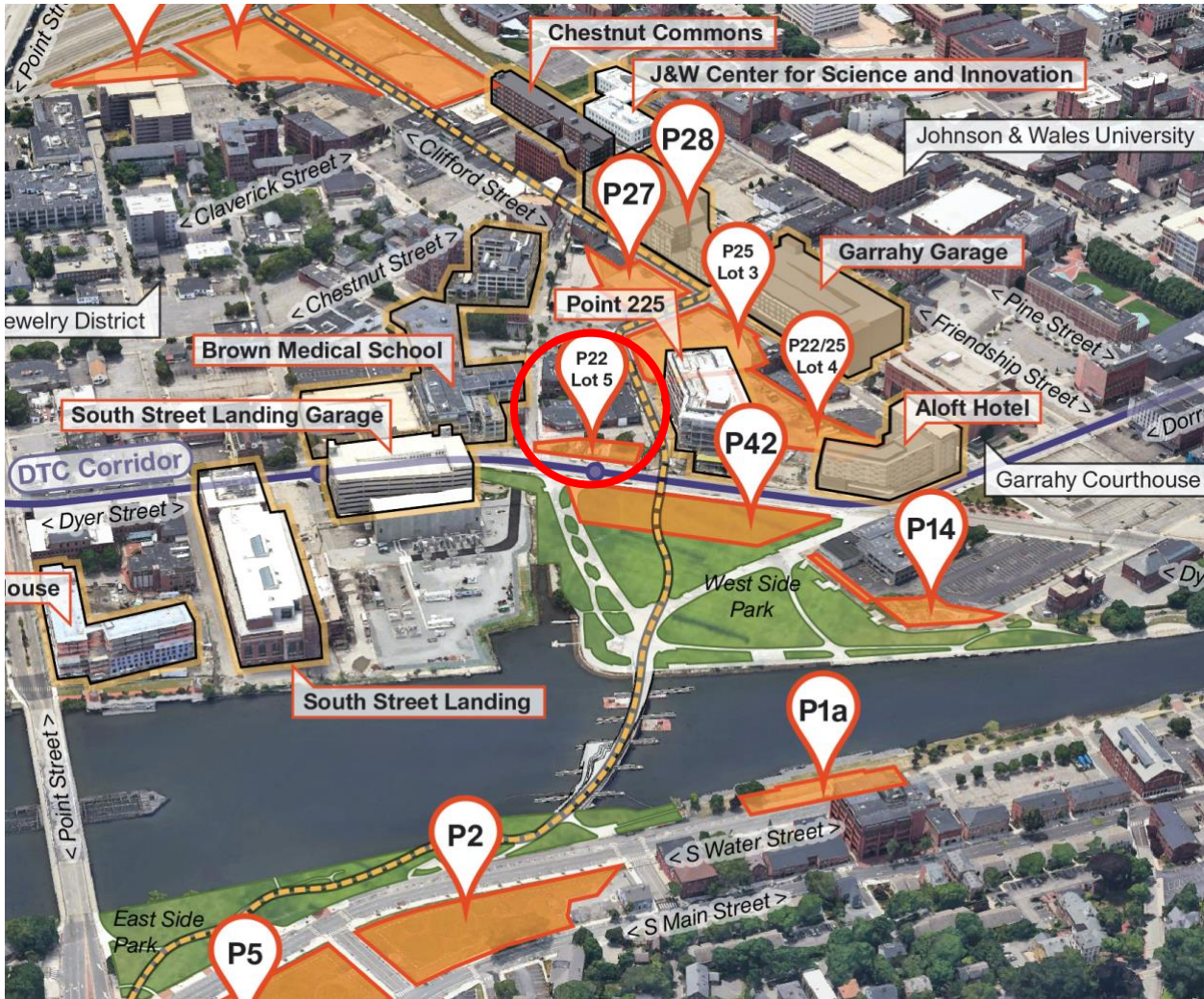


Figure 2. Lot 5 in context of surrounding projects

Additionally, there are several other private developments underway or anticipated to begin construction in 2020, including:

- A 92-unit multifamily residential project located on Parcel 30
- A 175-room Aloft Hotel with a rooftop bar and a ground floor restaurant on Lot 2 of Parcels 22 and 25.
- A mixed-use project including approximately 250 residential units and 22,000-SF of retail space on Parcel 28.
- A mixed-use, mixed-income project consisting of 62 residential units, a 13,000-SF grocery store and approximately 10,000-SF of commercial space on Parcel 6.

In addition to the ongoing and anticipated construction in the area, there are existing institutions nearby such as the Rhode Island Nursing Education Center, Brown Medical School, the lively Jewelry District neighborhood, and Johnson and Wales University.

Existing Conditions



Figure 5. Existing Conditions 1

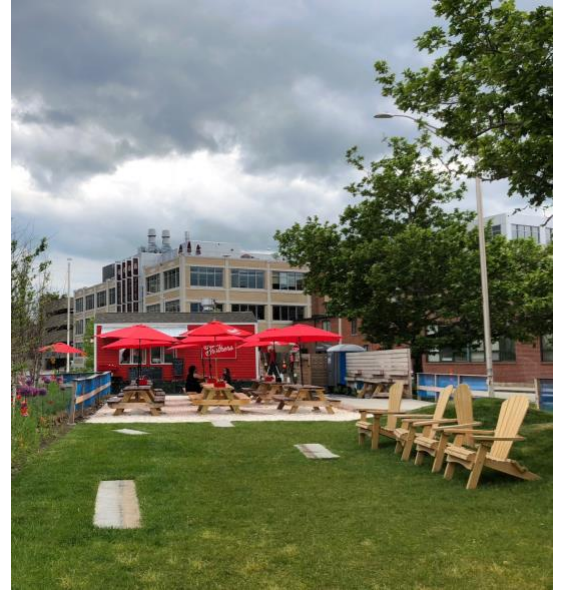


Figure 4. Existing Conditions 2

Structure and Improvements

The Commission envisions the installation of a temporary (non-mobile) structure. Proposers may consider the use of various existing modular and/or prefabricated building systems for the site improvements. The trailer currently located onsite is not included with the award of this RFP and is temporarily located there until a selection is made.

The current site improvements (landscaping, hardscaping, fencing, etc.) will remain, although Proposers can remove or modify the existing improvements. Any proposed alternations should be clearly articulated in the response.

Utilities

The site has electricity service; however, water is accessed through a metered hydrant and there is no sewage hook-up.

Permitting

The successful Proposer will be responsible for all necessary permits and licensure necessary to operate.

SUBMISSION REQUIREMENTS

Cover Letter

A cover letter with the original signature of the person having proper authority to make the proposal should be provided, which should include:

- the Proposer
- the date the Proposer was established
- the name and address of the all entities involved in the operations and programming,
- the name, address, email, and telephone number of the person or persons who will serve as the principal contact with the Commission staff and be authorized to make representations on behalf of the entity.

Narrative and Description

Proposers shall provide the following information:

- 1) Description of Proposer's vision for the project, including plans for any updates to the design and any anticipated new construction in the space.
- 2) Operations plan including, but not be limited to, hours of operation, staffing, maintenance, loading and unloading schedules, and public space description and activities. Please clearly state how the utility limitations noted above are incorporated into the plan.
- 3) Statement of Qualifications including existing and recent food/beverage/retail operations; development/building and placemaking experience, including specific locations, types of businesses, number of years in business; information on customer base and/or sales, etc.
- 4) Monthly and annual expense and revenue projections including proposal for monthly license fee payable to the Commission.
- 5) Implementation schedule, including construction schedule (if applicable), schedule for obtaining any necessary permits, and anticipated opening date.
and a schedule for removal of the structure and clearance of the site at the end of the lease term.
- 6) Three (3) references for the principal(s) representing business relationships, e.g., vendor, banking, etc. Provide the name of the organization, services, contact name, telephone number, and email.

The Commission and its staff reserve the right to request further information from finalists as they see necessary.

Administrative Proposal Elements

- Acknowledgement of the Conflict of Interest Affidavit requirements.

- Certification that a Certificate of Good Standing from the Rhode Island Division of Taxation will be delivered to the Corporation upon award.
- A listing of all current and on-going contracts which may be of conflict of interest.
- A disclosure of all outstanding financial obligations with the State of Rhode Island.
- Completion of the MBE/WBE/DisBE participation plan form attached as part of Appendix A.
- The Commission will not provide any reimbursement for any cost associated with the development or presentation of a proposal.

SELECTION CRITERIA

	Points
OVERALL EXPERIENCE & DEMONSTRATED RESULTS Our evaluation will include an assessment of your experience as it relates to the requirements within this RFP, qualifications of personnel, evidence of past performance, quality and relevance of past work, references, and related items.	45
PROJECT VISION Our evaluation will include an assessment of the quality and creativity of the proposal, including its ability to achieve the District goal of placemaking and activation.	45
FEE PROPOSAL License fee payment proposed to the District.	10
Total	100
MBE/WBE/DisBE Participation (additional potential points)	6

ISBE Participation

The Rhode Island Department of Administration has defined an ISBE as a small business enterprise that is owned by one or more individuals who are women or minorities as defined by R.I. Gen. Laws § 34-17.1-3 that is owned or controlled by one or more individuals with disabilities as defined by R.I. Gen. Laws § 37-2.2.-2. To be recognized, the business must be certified as either:

1. A minority business enterprise by the Office of Diversity, Equity, and Opportunity, a division in the Department of Administration (“ODEO”);
2. A women business enterprise by ODEO; or
3. A Disability Business Enterprise by the Governor’s Commission on Disabilities.

The Commission supports the fullest possible participation of ISBEs in the procurement of services. Proposers may receive up to six additional points for ISBE participation. Calculation of these points will be based on the methodology currently used by ODEO.

LOGISTICS:

Responses to this RFP are due by Thursday, February 10, 2020 by 2:00pm. One (1) electronic (PDF) version and five (5) printed copies of the complete proposal must be mailed or hand-delivered in a sealed envelope marked:

I-195 Redevelopment District
 Attn: **Request for Proposals for
 Lot 5 Interim Concession Space**
 315 Iron Horse Way, Suite 101
 Providence, RI 02908

TIMELINE

January 22, 2020	Site Visit, please email ailcisko@195district.com to confirm time. THIS IS A NON-MANDATORY SITE VISIT.
January 24, 2020 at 4:30PM	Submission of Written Questions
January 28, 2020	Questions and Answers to be Posted
February 10, 2020 at 2:00PM	Proposals Due
February 2020	Proposer Interviews and Selection

NOTIFICATIONS:

- In accordance with R.I. Gen. Laws § 28-5.1-1(a), equal opportunity and affirmative action toward its achievement is the policy of all units of Rhode Island State government, including all public and quasi-public agencies, commissions, boards and authorities, and in the classified, unclassified, and non-classified services of State employment. This policy applies to all areas where the State dollar is spent, in employment, public services, grants and financial assistance, and in State licensing and regulation. For further information, contact the Rhode Island Equal Opportunity Office at (401) 222-3090.
- In accordance with R.I. Gen. Laws § 7-1.2-1401(a), no foreign corporation, a corporation without a Rhode Island business address, shall have the right to transact business in the State until it shall have procured a Certificate of Authority to do so from the Rhode Island Secretary of State (401-222-3040). This is a requirement only of the successful Proposer.

Note: Late responses will not be accepted, and responses received via electronic submission only will be disqualified.

Questions, interpretations, or clarifications concerning this RFP should be directed by e-mail to Amber Ilcisko at: ailcisko@195district.com no later than 4:30pm on Friday, January 24, 2020. **No phone calls will be accepted.** Responses to questions, interpretations, or clarifications concerning this RFP will be posted online via addendum at www.195district.com and www.purchasing.ri.gov by Tuesday, January 28, 2020 to ensure equal awareness of important facts and details.

The Commission reserves the right to reject any or all proposals for not complying with the terms of this Request for Proposals. In addition, the Commission reserves the right to modify the scope of services if in the best interest of the Commission. The Commission also reserves the right to negotiate with the successful Proposer in the event that the lowest responsive and responsible proposal price exceeds available funds. Any proposal may be withdrawn prior to the above scheduled time for the opening of proposals or authorized postponement thereof. Any proposals received after the time and date specified shall not be considered. No Proposer may withdraw a proposal within sixty (60) days after the actual date of the opening thereof.

The Commission reserves the right to terminate this solicitation prior to entering into any agreement with any qualified Proposer pursuant to this Request for Proposals, and by responding hereto, no Proposers are vested with any rights in any way whatsoever.

APPENDIX A

PROPOSER ISBE RESPONSIBILITIES AND MBE, WBE, AND/OR DISABILITY BUSINESS ENTERPRISE PARTICIPATION FORM

A. Proposer's ISBE Responsibilities (from 220-RICR-80-10-2)

1. Proposal of ISBE Participation Rate. Unless otherwise indicated in the RFP, a Proposer must submit its proposed ISBE Participation Rate in a sealed envelope or via sealed electronic submission at the time it submits its proposed total contract price. The Proposer shall be responsible for completing and submitting all standard forms as reasonably requested by the Commission's MBE/WBE/DisBe Coordinator including but not limited to the names and contact information of all proposed subcontractors and the dollar amounts that correspond with each proposed subcontract.
2. Failure to Submit ISBE Participation Rate. Any Proposer that fails to submit a proposed ISBE Participation Rate or any requested substantiating documentation in a timely manner shall receive zero (0) ISBE participation points.
3. Execution of Proposed ISBE Participation Rate. Proposers shall be evaluated and scored based on the amounts and rates submitted in their proposals. If awarded the contract, Proposers shall be required to achieve their proposed ISBE Participation Rates. During the life of the contract, the Proposer shall be responsible for submitting all substantiating documentation as reasonably requested by the Commission's MBE/WBE/DisBE Coordinator including but not limited to copies of purchase orders, subcontracts, and cancelled checks.
4. Change Orders. If during the life of the contract, a change order is issued by the Division, the Proposer shall notify the Commission's MBE/WBE/DisBE Coordinator of the change as soon as reasonably possible. Proposers are required to achieve their proposed ISBE Participation Rates on any change order amounts.
5. Notice of Change to Proposed ISBE Participation Rate. If during the life of the contract, the Proposer becomes aware that it will be unable to achieve its proposed ISBE Participation Rate, it must notify the Commission, and the Commission and the Proposer may agree to a modified ISBE Participation Rate provided that the change in circumstances was beyond the control of the Proposer or the direct result of an unanticipated reduction in the overall total project cost.

B. MBE, WBE, AND/OR Disability Business Enterprise Participation Plan Form:

Attached is the MBE, WBE, and/or Disability Business Enterprise Participation Plan form. Proposers are required to complete, sign and submit with their overall proposal in a sealed envelope. Please complete separate forms for each MBE, WBE and/or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.

MBE, WBE, and/or DISABILITY BUSINESS ENTERPRISE PARTICIPATION PLAN

Bidder's Name:

Bidder's Address:

Point of Contact:

Telephone:

Email:

Solicitation No.:

Project Name:

This form is intended to capture commitments between the prime contractor/vendor and MBE/WBE and/or Disability Business Enterprise subcontractors and suppliers, including a description of the work to be performed and the percentage of the work as submitted to the prime contractor/vendor. Please note that all MBE/WBE subcontractors/suppliers must be certified by the Office of Diversity, Equity and Opportunity MBE Compliance Office and all Disability Business Enterprises must be certified by the Governor's Commission on Disabilities at time of bid, and that MBE/WBE and Disability Business Enterprise subcontractors must self-perform 100% of the work or subcontract to another RI certified MBE in order to receive participation credit. Vendors may count 60% of expenditures for materials and supplies obtained from an MBE certified as a regular dealer/supplier, and 100% of such expenditures obtained from an MBE certified as a manufacturer. This form must be completed in its entirety and submitted at time of bid. **Please complete separate forms for each MBE/WBE or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.**

Name of Subcontractor/Supplier:

Type of RI Certification: MBE WBE Disability Business Enterprise

Address:

Point of Contact:

Telephone:

Email:

Detailed Description of Work To Be Performed by Subcontractor or Materials to be Supplied by Supplier:

Total Contract Value (\$):

Subcontract Value (\$):

ISBE Participation Rate (%):

Anticipated Date of Performance:

I certify under penalty of perjury that the forgoing statements are true and correct.

Prime Contractor/Vendor Signature

Title

Date

Subcontractor/Supplier Signature

Title

Date