

**I-195 Redevelopment District  
Request for Proposals  
for  
Restaurant Consulting Services for Concessions  
in the Providence Innovation District Park**

**Deadline for Submissions: Friday, July 16, 2021 by 2:30PM**

**Introduction**

The I-195 Redevelopment District (District) is seeking proposals from interested persons and/or firms qualified to provide restaurant consulting services for the construction and implementation of permanent concession in the Providence Innovation District Park (Park) located in the I-195 Redevelopment District, also known as the Providence Innovation & Design District in Providence, Rhode Island.

**About the District**

The District and its governing Commission were created in 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.”

The District is led by an Executive Director and overseen by Commission that includes seven individuals nominated by Governor Dan McKee 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 7 acres, designated as park land.

## Overview of the I-195 Redevelopment District

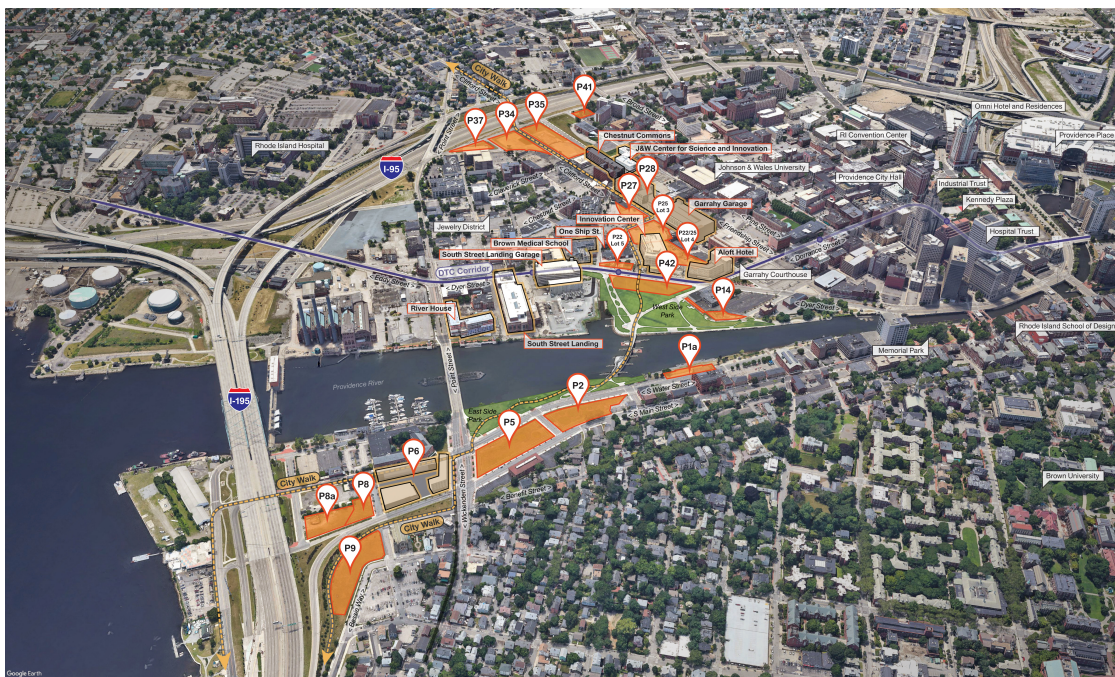


Figure 1. I-195 Redevelopment District

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 seven 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” is across from the Park and anchored by the Cambridge Innovation Center, Johnson & Johnson, and the Brown School of Professional Studies. The building also features District Hall, a public meeting and event space with weekly programming open to the public.

Several other private developments have been recently completed or are underway, including:

- Chestnut Commons, a 92-unit multifamily residential project located on Parcel 30 opened in June of 2020.
- A 175-room Aloft Hotel with a rooftop bar and a ground floor restaurant on Lot 2 of Parcels 22 and 25 is under construction and anticipated to be complete in the fall of 2021.

- Emblem 125, a mixed-use development with 250 residential units and 20,000-SF of retail space on Parcel 28 is under construction and anticipated to be complete in the spring of 2022.
- 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 is under construction on Parcel 6 and expected to be complete in 2022.

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.

The addition of permanent food and beverage to the Park will not only enliven the Park, but also contribute to the wider development and appeal of the entire District.

For more information on the District and current projects, please visit [www.195district.com](http://www.195district.com).

### **About the Providence Innovation District Park**

As part of the relocation of Interstate 195 and parcelization of the redevelopment district, approximately seven acres were designated as open space, providing access to the City's riverfront along the Providence River. The Park includes 1.96 acres on the east side of river (designated "P2") and 4.80 acres on the west side of the river (designated "P4"), connected by a pedestrian bridge. It is currently in the final stages of construction, which is expected to be completed by the end of 2021. The District envisions the Park to be an active and heavily programmed space that will serve as an attraction to the area. Plans for the Park can be found in Figure 2.

### **About the Food and Beverage Pavilion**

The District recently received bond funding to construct an approximately 4,000 square-foot food and beverage pavilion to serve the park and surrounding neighborhoods. Park plans are depicted in Figure 2 with a star indicating the proposed location of the food and beverage pavilion. Preliminary conceptual design and test-fits can be found at this [link](#). As shown in these plans, the initial vision is to have space for several food and beverage vendors within the pavilion. It is important to note that actual project designs will be proposed and developed by an architect following a separate solicitation process.

For more information about the Park, please visit [www.pvdinnovationdistrictpark.com](http://www.pvdinnovationdistrictpark.com).

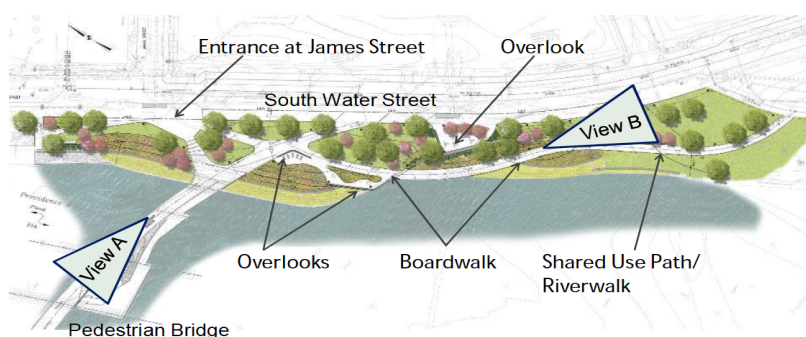


Figure 2 Plans for the Providence Innovation District Park

## Scope of Work

The District is seeking a consultant to advise on the food and beverage pavilion's design and operations model, and assist with the selection of food and beverage operators; tasks will include, but may not be limited to:

- Advise on the design of the food and beverage layout, including the number and size of the kiosks/vendors, the front and back of house designs, shared spaces, and other critical components impacting operations of the space.
- Advise on the best business and operations model for the food and beverage pavilion, acknowledging that the District is responsible for the maintenance and operations for the Park and requires a viable management model that is realistic given the District's staffing and oversight capacity. Additionally, the recommended model should acknowledge that food and beverage concessions are intended to generate revenue to offset Park operation expenses.
- Work with District staff, consultants, and stakeholders to define the specific food service or restaurant opportunity.



- Oversee and implement a Request for Proposals for tenants of the food and beverage space(s), including drafting the solicitation and assisting with its marketing and outreach.
- Assist with the review, evaluation, and selection of tenant proposals.
- Assist and advise during tenant negotiations.
- Continue review of design plans, equipment specifications, and value engineering proposals throughout the design and construction process, as needed.
- Develop the branding and signage plan of the overall space to establish and maintain an identity for the Park.
- Assist with public and community outreach, as needed.
- Attend, participate, and present at meetings, as needed.

## **Proposal Requirements and Selection Process**

### **Proposals should include the following:**

- A general description of the applicant and its qualifications for this role.
- A description of the personnel who will be involved in this work, including, as applicable, key staff, their resumes, and specific roles.
- Describe experience with similar projects, in particular identify any projects working in public spaces or parks or working other public agencies.
- Describe the role and experience of key personnel assigned to other similar accounts who will be assigned to this account.
- Please provide three (3) references for which the proposer has provided services (current governmental or quasi-governmental preferred). Provide the name of the organization, services, contact name, telephone number, and email.
- A fee proposal which includes overall contract costs, as well as:
  1. The customary hourly rate of each person whose resume is provided in response to requirements below, and/or
  2. Any flat fee proposal or other fee structure.

Although the proposed fees will be taken into account, the District reserves the right to negotiate a lower or different fee structure with any proposer selected.

### **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 District 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 District will not provide any reimbursement for any cost associated with the development or presentation of a proposal.

### **Selection Criteria**

	<b>Points</b>
<b>OVERALL EXPERIENCE &amp; DEMONSTRATED RESULTS</b> Our evaluation will include an assessment of your experience as it relates to the requirements within this RFP, evidence of past performance, quality and relevance of past work, references, and related items.	40
<b>QUALIFICATIONS OF PERSONNEL</b> Our evaluation will include an assessment of the qualifications and experience of your managerial team, staff, subcontractors, and related items.	40
<b>BUDGET APPROACH/COST EFFECTIVENESS</b> Effective and efficient delivery of quality services is demonstrated in relation to the budget allocation. The allocation is reasonable and appropriate.	20
Total	100
MBE/WBE/DisBE Participation (additional potential points)	6 pts

### **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 or 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 District on Disabilities.

The District 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 Friday July 16, 2021 by 2:30pm. 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  
Restaurant Consulting Services for Concessions  
in the Providence Innovation District Park**  
315 Iron Horse Way, Suite 101  
Providence, RI 02908

#### **Timeline**

<b>July 7, 2021 at 4:30PM</b>	<b>Submission of Written Questions</b>
<b>July 9, 2021</b>	<b>Questions and Answers to be Posted</b>
<b>July 16, 2021 at 2:30PM</b>	<b>Proposals Due</b>
<b>July 2021</b>	<b>Proposer Interviews and Selection</b>

#### **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](mailto:ailcisko@195district.com) no later than 4:30pm on Wednesday, July 7, 2021. **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](http://www.195district.com) and [www.ridop.ri.gov](http://www.ridop.ri.gov) by Friday, July 9, 2021 to ensure equal awareness of important facts and details.

*The District reserves the right to reject any or all proposals for not complying with the terms of this Request for Proposals. In addition, the District reserves the right to modify the scope of services if in the best interest of the District. The District 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 District 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 150-RICR-90-10-1.7. E)**

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 adopted pursuant to 105-RICR-90-10-1.9 and submitting all substantiating documentation as reasonably requested by either the Using Agency's MBE/WBE Coordinator, Division, ODEO, or Governor's Commission on Disabilities 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 Using Agency's MBE/WBE Coordinator, Division, ODEO, or Governor's Commission on Disabilities 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 ODEO 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 Division and ODEO as soon as reasonably possible. The Division, in consultation with ODEO and Governor's Commission on Disabilities, 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. Bidders 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.

<b>MBE, WBE, and/or DISABILITY BUSINESS ENTERPRISE PARTICIPATION PLAN</b>					
Bidder's Name:					
Bidder's Address:					
Point of Contact:					
Telephone:					
Email:					
Solicitation No.:					
Project Name:					
<p>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. <b>Please complete <u>separate forms</u> for each MBE/WBE or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.</b></p>					
Name of Subcontractor/Supplier:					
Type of RI Certification:		<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> 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.					
<b>Prime Contractor/Vendor Signature</b>			<b>Title</b>		<b>Date</b>
<b>Subcontractor/Supplier Signature</b>			<b>Title</b>		<b>Date</b>

