

July 9, 2021
I-195 Redevelopment District
ADDENDUM NO. 001

Request for Proposals
for
Restaurant Consulting Services for Concessions
in the Providence Innovation District Park

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.

Question #1: What is the time frame of the project: key milestones, for example that include:

- a. Target date for restaurant/kiosk tenant selection**
- b. Architect contract and construction schedule for completion of restaurant/kiosk spaces**
 - 1. Has the solicitation process for an architect already begun, and what is the timing of this selection?**
 - 2. Can we receive and review the architect solicitation and, if relevant, forward to architects we have worked with in the past on such projects?**
 - 3. If architect is not yet selected, what is the target date of selection?**
- c. Target date for opening the restaurant/kiosk spaces**

Answer #1:

- a.** The District intends to rely on the restaurant consultant to advise on the timeline for the tenant selection.
- b.** The process to retain an architect will take place in the early fall of 2021; construction is anticipated to begin in spring, 2022 and take approximately six months.
 - 1.** No. See Answer 1.b.
 - 2.** Yes.
 - 3.** See Answer 1.b.
- c.** The District estimates late fall of 2022.

Question #2: Does the client have interest and/or commitment that the F&B program expresses any values or programmatic vision consistent with the development, and/or other mandates or guidelines (e.g., sustainability, health, entrepreneurship, etc.)?

Answer #2: The District is interested in continuing discussions on values and programmatic visions as the project progresses and remains open to a broad range of users. There are not any specific programmatic constraints.

Question #3: Regarding developing a branding and signage plan for the space: In our experience this scope is usually not one that led by the restaurant consultant, but which the consultant is a minor advisor to the client, architect, and restaurant/kiosk operators as part of the overall project development. Is this in line with the client's thinking, or, as interpreted, does the client want the restaurant consultant to lead this process and engage others?

Answer #3: The District is seeking the input and advisement from the restaurant consultant.

Question #4: When does the client envision the restaurant consultant's participation in the project to conclude? For example, will there be some of our scope that takes place once the restaurant/kiosks open?

Answer #4: The restaurant consultants' participation is anticipated to end upon project completion.

Question #5: Have you established a design and construction schedule for the F&B pavilion?

Answer #5: See Answer #1.

Question #6: We were not able to access the link in the RFP for the preliminary conceptual design and test fits. Can you please resend it?

Answer #6: Please try this link:

<https://www.dropbox.com/sh/rnrgv52fy8ld9sa/AAABeb1f4in4Qn67KmKExEq6a?dl=0>

Question #7: For the "branding and signage plan," is this branding and signage referring to the future restaurant or the entire park? Would the plan itself encompass just signage on/near the F&B pavilion or signage throughout the entire park?

Answer #7: The branding and signage plan referenced in this RFP is just for the food and beverage component, however the entire park may have to be considered to ensure cohesiveness and consistency.

Question #8: Do you have a plan or existing vision for public and community outreach?

Answer #8: The District is working on plan for public and community outreach.

Question #9: On page 3 of the RFP in the last full paragraph, there is a reference to a link to obtain preliminary conceptual design and test fit information. We have been unable to access that link from the RFP document. Can you provide the actual web address to the documents, or provide some other means to view the material? We may have further questions once we are able to review the information.

Answer #9: Please see Answer #6.

Question #10: The RFP mentions that final design services will be obtained as part of a follow-on solicitation. If our team is awarded this opportunity, will we also be able to bid on the follow-on design opportunity?

Answer #10: The RFP for an architect will be a separate, open solicitation process.

Question #11: Does the design effort for this project include detailed layouts for individual vendor spaces? It appears from the RFP that the potential vendors will be asked to provide detailed designs, as well.

Answer #11: Detailed layouts for individual vendor spaces are not determined at this time. The architect will lead the design process with input from the restaurant consultant and potentially from the eventual restaurant operator.

Question #12: Please confirm that the RFP support requirements included in the Scope of Work are solely for the individual vendors to be housed within the building, and not the design and/or construction of the building, itself.

Answer #12: Confirmed; RFP support requirements as part of the scope of work for this consultant are limited to operation of the food and beverage component of this

project.

Question #13: Is there a prescribed timeline within which this work must be completed? If so, please provide.

Answer #13: See Answer #1.

***End of Addendum ***