

**I-195 Redevelopment District  
Request for Proposals  
for  
Civil Engineering Services**

**Deadline for Submissions: Friday, July 1, 2022 by 3:00PM.**

The I-195 Redevelopment District (“the District”) is soliciting a Request for Proposals (“Proposals”) from firm or firms qualified to provide civil engineering services to assist in the continued development of the I-195 Redevelopment District. This firm(s) will be expected to:

- Provide tactical advice to the I-195 Redevelopment District and its governing Commission on the build-out of the District including capital projects.
- Assist with review of potential projects, including working with development teams through regulatory permitting processes.
- Play a project management role and lead and/or assist on one to five projects at any given time.

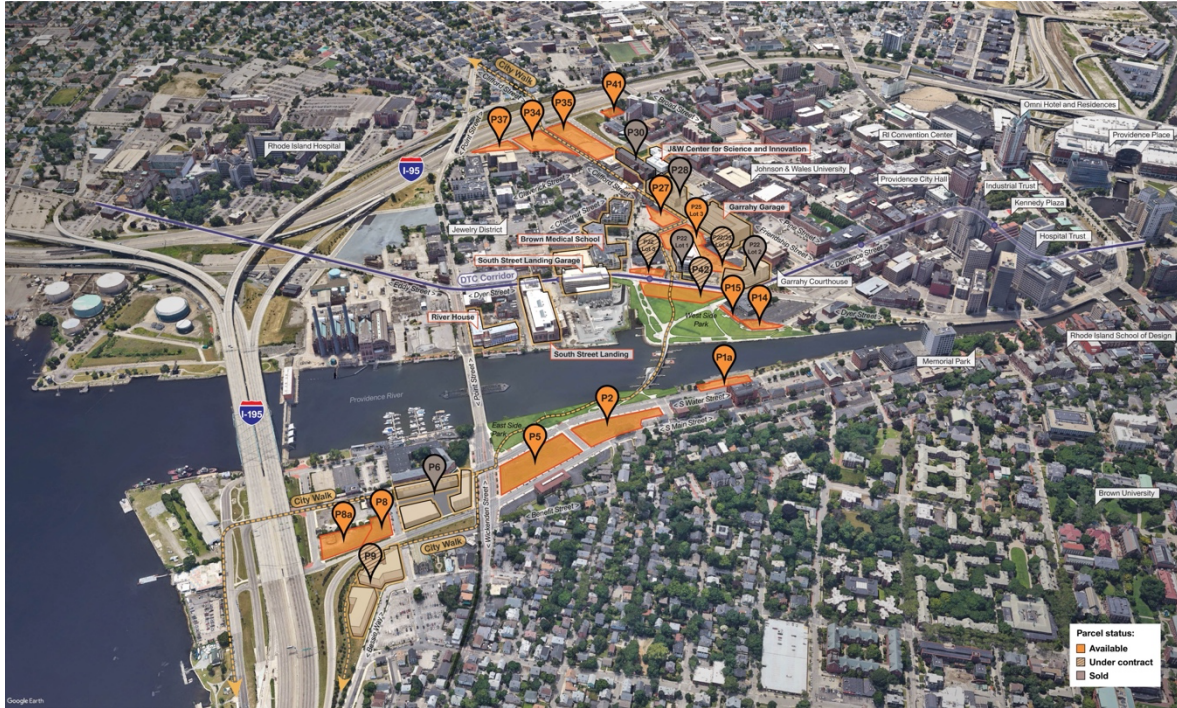
**About the District**

The District and its governing Commission were created in late 2011 to serve as the responsible authority for the redevelopment 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 Commission’s mission is to foster economic development on Rhode Island's 195 land and beyond and generate job creation opportunities that embrace the city's demographics by creating an environment that encourages high-value users to build well-designed structures that enhance the value of surrounding neighborhoods and augment the sense of place.

**Background**

The District encompasses 26 acres in the heart of Providence, Rhode Island (see Figure 1). Located on land formerly occupied by Interstate 195, the District spans the east and west sides of the Providence River and crosses through several Providence neighborhoods including Downtown, the Jewelry District, College Hill, and Fox Point.



(Figure 1) The District benefits from a walkable street network, public open spaces, historic architecture, and a vibrant urban environment

Significant public investments in the area include:

- The award-winning Michael S. Van Leesten Memorial Bridge across the Providence River
- The Providence Innovation District Park, a riverfront park comprised of nearly seven acres of new open space
- City Walk – part of a citywide urban trail network that runs through the District and creates regional connections between Providence neighborhoods, parks, and civic institutions
- The Downtown Transit Connector (DTC) – a high frequency, direct bus rapid transit service from the Providence Amtrak/MBTA Station and Hospital District, routed through the District
- An approximately 1,300-car publicly accessible garage sited adjacent to the District

The first private development in the District, Point225, opened in August 2019. The 200,000-SF commercial building is anchored by the Cambridge Innovation Center, Johnson & Johnson, and Brown University’s School of Professional Studies. Chestnut Commons, a 92-unit multifamily residential project located on Parcel 30, opened in 2020, and Aloft Hotel opened in November of 2021. Currently, two projects are under construction: Emblem 125, a 248-unit multifamily development with ground-floor retail opening in 2022, located on Parcel 28; and Parcel 6, a mixed-use development with 62 units of mixed-income housing, ground-floor retail, and a grocery store.

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

### **Scope of Work**

The District is seeking a civil engineering firm with the background, technical expertise, and demonstrated record in a range of subdisciplines to help the District achieve its economic development mission. The Civil Engineering consultant (“Consultant”) should have expertise in the following areas, at a minimum, either in-house or available through subconsultants:

- General site/civil engineering
- Environmental engineering
- Construction engineering
- Transportation engineering
- Surveying

The Consultant will work on a range of projects for the District including, but not limited to:

- Project review for privately-led development projects in the District under the District’s master permit with Rhode Island Coastal Resource Management Council and District-Wide Remedial Action Work Plan with Rhode Island Department of Environmental Management and coordination with applicable regulatory agencies.
- Transportation planning, including traffic studies.
- Surveying.
- Design and construction administration for District-led development projects. Recent projects include the construction and subsequent decommissioning of parking lots and electrical infrastructure upgrades in the Park.
- Oversight of environmental compliance, including soil management, for projects on land owned by the District, including Innovation District Park and interim uses on development parcels.
- Due diligence activities including environmental investigation.

### **Form of Engagement**

As described above, the Consultant will work on a range of projects, and the District will approve work orders including a scope of work, budget, and timeline on a project-by-project basis. Each proposed work order will require approval by the Executive Director. There will also be an on-call component of the contract which will allow the District to rely on the Consultant as-needed, including regular meetings and correspondence. The expectation is that communication and interactions with District staff, in person or by phone, will occur frequently – weekly if not daily. Presentations at public meetings may be required from time to time.

### **Proposal Requirements and Selection Process**

**Proposals should include the following:**

- A general description of the firm and its qualifications for this consultant role.
- A description of the team proposed for this work, including identification of key staff, their resumes and specific roles, as well as any relevant licensure in Rhode Island.
- Describe other accounts involving similar services, in particular identify any governmental, public authority, public agenda, and/or quasi-governmental entities in Rhode Island for which you serve or have served. 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 firm has provided services (current governmental or quasi-governmental preferred). Provide the name of the organization, services, contact name, telephone number, and email.
- A description of any MBE/WBE/DisBE or local participation either of the firm itself or of its intended sub-consultants, including completion of the MBE/WBE/DisBE Participation Plan form attached as part of Appendix A.
- 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.
  2. Any other applicable fees.

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

	Points
<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> Evaluation will include an assessment of the firm's proposed fee for services.	20
Total	100
MBE/WBE/DisBE Participation (additional potential points)	6

The District reserves the right in its discretion to limit the number of firms to be interviewed to those firms having the highest scores based on their submissions.

### 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 District supports the fullest possible participation of ISBEs in the procurement of services.

### **LOGISTICS:**

Responses to this RFP are due by Friday July 1, 2022 by 3:00pm. 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**  
**Civil Engineering Services**  
315 Iron Horse Way, Suite 101  
Providence, RI 02908

## TIMELINE

June 15, 2022 at 4:30PM	Submission of Written Questions
June 17, 2022	Questions and Answers to be Posted
July 1, 2022 at 3:00PM	Proposals Due
July 2022	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](mailto:ailcisko@195district.com) no later than 4:30pm on Wednesday, June 15, 2022. **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, June 17, 2022 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 Commission 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.



## 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

Total Contract Value (\$):

Subcontract  
Value (\$):

ISBE  
Participation

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**