

November 23, 2022
I-195 Redevelopment District
ADDENDUM NO. 001

Request for Proposals
for Permanent Food and Beverage Concessions in
Innovation District Park

The I-195 Redevelopment District (District) is seeking proposals from a professional restaurant operator or operators (Operator) to provide food and beverage service in the future pavilion in Providence Innovation District Park (Park), located in the I-195 Redevelopment District, also known as the Providence Innovation & Design District in Providence, Rhode Island.

The following questions were conveyed at the virtual information session on November 17, 2022, at 3:00 P.M.

Question #1: What type of vehicle access is there going to be to the restaurant? Are cars able to drive into the Park for delivery services?

Answer #1: Peck and Dorrance Streets are both considered to be service roads for the park; Peck Street is adjacent and abuts to Dorrance Street which extends into a wide pedestrian pathway inside the Park. This pathway has served as a main service route for Park operations to date. The District intends to work with the Operator vehicle access and deliveries, as it is critical to ensure Park user safety. The District is open to considering how services such as Doordash or Grubhub could service the pavilion food operator, outside of the Park. The District manages snow removal within the Park to ensure access throughout the winter.

Question #2: What is the timeline for construction? Can we discuss floor plans and the restaurant configuration before construction?

Answer #2: The District and project architects are currently heading into the design development phase. The project is expected to break ground in the Summer of 2023 and the construction will take approximately one year. The Operator will be selected at a time that allows them to provide feedback to the project design team and will influence the interior layout, including any wall locations internal to the leased premises.

Question #3: Is there any basement space to use as additional storage?

Answer #3: No, the pavilion will not have a basement.

Question #4: Is the office shown in the plan for Park Operations?

Answer #4: Yes, however the District would be willing to explore a shared arrangement with the Operator.

Question #5: Is the restroom shared with the Park and is it accessible to the public?

Answer #5: Yes, the restroom will be used by both restaurant patrons and the public.

Question #6: What radius outside of the pavilion is possible for alcohol service?

Answer #6: The District anticipates that there will be outdoor seating for the restaurant and room for a movable outdoor bar, if desired by the Operator. A radius outside of the pavilion has not been finalized at this time.

Question #7: Does the Operator have the opportunity to book private events in the restaurant space and in the Park?

Answer #7: The Operator will be able to hold private events within their leased footprint. Private events outside of the designated restaurant space will need to be coordinated with the District.

Question #8: Are the ISBE Points in the RFP for the Operator specifically or for potential sub-contractors and other vendors the operator would be utilizing.

Answer #8: The additional points are based on the Operator's status as registered with the State of Rhode Island. Applicants can include information for vendors that would be utilized if they wish. Registration with the State of Rhode Island is required to receive the additional points. Please review applicable sections of the RFP.

***End of Addendum ***