

**I-195 Redevelopment District
Request for Proposals
For
Urban Planning and Design Consulting Services**

Deadline for Submissions: Friday, March 31, 2023 by 3:00 P.M.

The I-195 Redevelopment District (“the District”) is soliciting a Request for Proposals (“Proposal”) from firm or firms qualified to provide urban planning and design 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 on the build-out of the District.
- Assist with design review of potential projects, including working with prospective developers and presenting to the Commission and public, and overseeing the District’s Design Review Panel.
- Support the District in its role implementing the District’s Development Plan (i.e., land use regulations).
- Support and/or lead various planning initiatives throughout the District.
- Play a project management role and lead and/or assist on multiple projects at any given time.

About the District

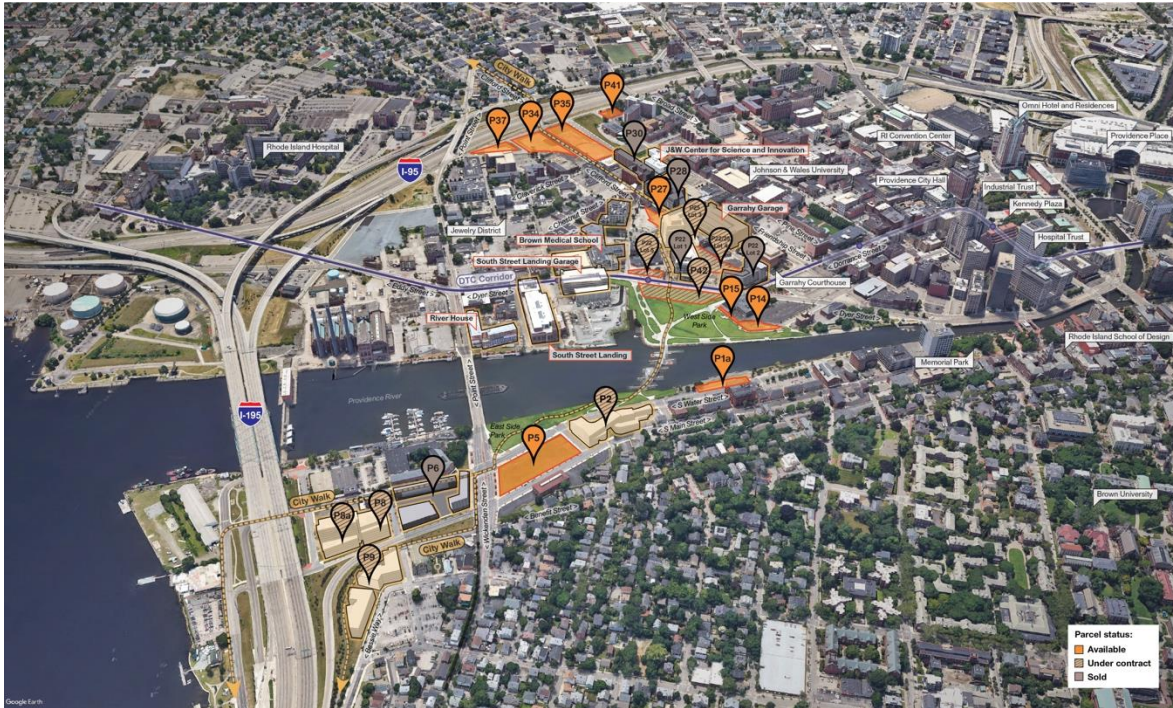
The District and its governing Commission were created in late 2011 to serve as the responsible authority for the redevelopment of land made available in downtown Providence as a result of the relocation of Interstate 195. The I-195 Redevelopment Act of 2011 designates the District parcels for “commercial, 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 District’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.

The District also owns and operates Providence Innovation District Park (“the Park”). The Park opened in 2019 and is comprised of approximately seven acres of open space. It is heavily programmed with roughly 90 events on the calendar last year, and two seasonal, semi-permanent food and beverage establishments that include a beer garden with a food truck program and an ice cream vendor. There are nearly 5,000 visits to the park each day and almost 1 million total visits last year. For more information about the Park, visit www.pvdinnovationdistrictpark.com.

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

Significant private development on District parcels includes the following projects:

- Point225 opened in August 2019 as the first private development in the District. 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 opened in 2020
- A 175-room Aloft Hotel opened in 2021
- Emblem 125, a 248-unit multifamily development with ground-floor retail, opened in 2022
- Parcel 6, a mixed-use development with 62 units of mixed-income housing, ground-floor retail, and a Trader Joes grocery store is currently under construction and on track to open in 2022

Five other projects are in predevelopment including:

- A 47-story residential building over a five-story podium with ground-floor retail and a parking garage on a portion of Parcel 42
- A two-phased mixed-use, mixed-income project that includes 130 units and a childcare facility on Parcel 9
- A 212,000-SF life science center anchored by the Rhode Island State Health Lab and Brown University with additional space for private lab tenants on Lot 3 of former Parcel 25
- A mixed-use project with 55,000 SF of corporate headquarters for BankRI with mixed-income residential units and ground floor retail on Parcels 8 and 8a
- A mixed-used development on Parcel 2 including residential units, ground-floor commercial space, a public plaza, and live-work style artist lofts

The Commission is also considering proposals submitted in response to an RFP for Parcels 14 and 15.

For more information on the District and current projects, please visit www.195district.com.

Scope of Work

The District is seeking a forward-thinking urban design and planning firm with the background, knowledge, technical expertise, and demonstrated record of innovation to help guide and review new projects. The Urban Planning and Design consultant (“Consultant”) will make recommendations and be knowledgeable on topics including but not limited to: urban planning and architecture, infrastructure, public amenities, landscape, lighting, parking and traffic, and zoning compliance and design review. The Consultant will provide guidance on placemaking and street activation to support the District’s development in line with its mission. Furthermore, the Consultant will advise on the best uses of the land within the Providence Innovation and Design District to create a vibrant, livable neighborhood that complements the historical architecture of the City and advances the District’s economic development agenda.

The District was designated as a special economic district in 2019 and adopted a Development Plan in May of 2020 which lays out the land use regulations for the District. The selected

Consultant will assist with ensuring project compliance with the provisions of the Development Plan, a copy of which can be found at <https://www.195district.com/for-developers/development-plan/>.

Proposals may include subconsultants to ensure the Consultant is capable of meeting the full scope of work.

Form of Engagement

The selected firm(s) will be hired on an on-call basis, which will allow the District to rely on the firm as needed. On a project-by-project basis, the District will approve a work order which will include a scope of work, budget, and timeline. Given the numerous projects the District is working on, the expectation is that communication and interactions with District staff, in person or by phone, will occur frequently, daily to no less frequently than weekly. Additionally, the Consultant will be expected to regularly present to the District at in person public meetings.

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 organizations for which the firm has provided services (current governmental or quasi-governmental preferred). Provide the name of the organization, services and date(s) provided, 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.
 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 firm selected.

Administrative Proposal Elements

- Acknowledgement of the Conflict of Interest Affidavit requirements (see Appendix A).
- 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 B.
- Acknowledgement of the following insurance requirements:
 - During the License term, Licensee shall keep in full force and effect, at Licensee's expense, the following insurance coverage:
 - (i). Comprehensive General Liability with coverage limits of not less than \$1,000,000 combined single limit per occurrence and \$2,000,000 annual aggregate;
 - (ii). Workman's Compensation Insurance as required by the General Laws of Rhode Island;
 - (iii). Commercial Auto Liability with limits of \$1,000,000;

The District 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, evidence of past performance, quality and relevance of past work, references, and related items.	40
QUALIFICATIONS OF PERSONNEL Our evaluation will include an assessment of the qualifications and experience of your managerial team, staff, subcontractors, and related items.	40
BUDGET APPROACH/COST EFFECTIVENESS 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

The District will initially score the proposals applying the aforementioned evaluation criteria to identify up to three finalists. The three finalists will be interviewed by the District. The District reserves the right to adjust the initial scores using the evaluation criteria above based on the interview.

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 District 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, March 31, 2023 by 3:00 P.M. 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
 Urban Planning and Design Consulting Services**
 225 Dyer Street, Fourth Floor
 Providence, RI 02903

TIMELINE

March 8, 2023 at 4:30PM	Submission of Written Questions
March 10, 2023	Questions and Answers to be Posted
March 31, 2023 at 3:00 P.M.	Proposals Due
April 2023	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 District 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.
- All proposals are “public records” as that term is defined in R.I. Gen. Laws § 38-2-2(4) without regard to any of the exceptions enumerated therein. As such, they are accessible to the public pursuant to the Rhode Island Access to Public Records Act, R.I. Gen. Laws § 38-2-1, et seq.

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 Wednesday, March 8, 2023. **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.ridop.ri.gov by Friday, March 10, 2023 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 selected Contractor 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 bidder 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 Proposal, and by responding hereto, no proposers are vested with any rights in any way whatsoever.

APPENDIX A

CONFLICT OF INTEREST AFFIDAVIT

The undersigned does solemnly declare under the pains and penalties of perjury that this Affidavit is true and correct to the best of my knowledge, information, and belief on behalf of myself and _____ (“Contractor”):

The Contractor entered into an Agreement dated _____ (“Agreement”) with the I-195 Redevelopment District (the “District”), which provides that the Contractor shall undertake certain

1. services with regard to _____.

2. The undersigned warrants that except as disclosed in paragraph 4 below, there are no relevant facts, circumstances now giving rise or which could, in the future give rise to a conflict of interest as defined herein. For purposes of this affidavit, “Conflict of Interest” means that because of other activities or relationships with other persons, a person or the Contractor is unable or potentially unable to render impartial assistance, advice or services to the District, or the person’s objectivity in performing the work set forth in the Agreement is or might be otherwise impaired or has an unfair competitive advantage.

3. The following facts or circumstances give rise to or could in the future give rise to a conflict of interest (Explain in detail): _____
_____.

4. The undersigned agrees that if an actual or potential conflict of interest arises or the undersigned learns of or has reason to believe an actual or potential conflict of interest or an appearance of a conflict of interest may arise involving the District, the Undersigned and/or the Contractor, after the date of this affidavit, the undersigned shall immediately make a full disclosure in writing to the District of all relevant facts and circumstances. This disclosure shall include a description of actions with the undersigned or Contractor has taken or proposes to take to avoid, mitigate, or neutralize the actual or potential conflict of interest or appearance of a conflict of interest. The undersigned and the Contractor shall work with the District to take any action determined by the District to address such situation.

Executed this _____ day of _____, 2023.

Contractor:
By: _____
Name: _____
Its duly authorized _____

APPENDIX B

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 District'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 District'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 District'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 District, and the District 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:	<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.

Prime Contractor/Vendor Signature		Title	Date
Subcontractor/Supplier Signature		Title	Date