

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

Deadline for Submissions: Friday, October 24, 2025 by 2:30PM.

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:

- Assist with review of third-party development projects, including working with development teams through regulatory permitting processes.
- Coordinate with regulators on behalf of the District, including any ongoing reporting or compliance requirements.
- Lead design efforts for District-led projects, as applicable.
- 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 2011 to oversee the redevelopment of land made available in downtown Providence as a result of the relocation of Interstate 195. The relocation freed up 26 acres of land for redevelopment, including seven acres as open space, leaving 19 acres for private development. The District’s mission is to create a thriving neighborhood and innovation district that attracts investment and fosters economic growth and opportunity.

Background

The District spans the east and west sides of the Providence River and abuts several Providence neighborhoods including Downtown, the Jewelry District, College Hill, and Fox Point. The District land and current status of buildout is shown in Figure 1. To date, seven projects have been completed, three are currently under construction, and four are in predevelopment, totaling 2.1M square feet and over \$830 million of investment. Projects include residential, office, lab, retail, and hospitality uses.

For more information on the District’s projects visit, www.195district.com.



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

195 District Park opened in 2019 and is owned and operated by the District. There are approximately 5,000 visits to the park each day, with approximately 1.8 million visits in 2024. It is heavily programmed with over 330 events executed or planned throughout the 2025 season and two seasonal, semi-permanent food and beverage establishments that include a beer garden with a food truck program and an ice cream vendor. The District is currently developing a freestanding pavilion to serve the park which will include food and beverage services, support space for park operations, and public restrooms. The project will also include infrastructure upgrades throughout the Park such as WiFi, drainage improvements, and enhanced electrical service. It is expected to open in 2026.

For more information about 195 District Park, visit www.195districtpark.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 management

- Transportation engineering
- Surveying

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

- Project review for third-party 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.
- Monthly site visits of projects under construction and parcels licensed for construction staging to monitor progress and compliance with agreements.
- Transportation planning, including traffic studies.
- Surveying.
- Design and construction administration for District-led projects. Past 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 195 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 the written approval of 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, including all areas of discipline the firm has available in-house (e.g., electrical engineering, landscape architecture, etc.).
- 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 (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 contract term, the Consultant shall keep in full force and effect, at Licensee's expense, the following insurance coverage:
 - Comprehensive General Liability with coverage limits of not less than \$1,000,000 combined single limit per occurrence and \$2,000,000 annual aggregate;
 - Professional and E&O coverage with limits of at least \$1,000,000;
 - Worker's Compensation Insurance as required by the General Laws of Rhode Island;
 - 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
QUALITY OF PROPOSAL AND RELEVANT EXPERIENCE An assessment of the completeness of the proposal and the quality and relevance of past work, references, and related items.	40
QUALIFICATIONS OF PERSONNEL An assessment of the qualifications and experience of your managerial team, staff, subcontractors, and related items.	40
BUDGET APPROACH/COST EFFECTIVENESS 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 and 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 Commission 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 October 24, 2025 by 2:30pm. One (1) electronic (PDF) version and four (4) 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
225 Dyer Street, Floor 2
Providence, RI 02903

TIMELINE

September 29, 2025 at 4:30PM	Submission of Written Questions
October 1, 2025	Questions and Answers to be Posted
October 24, 2025 at 2:30PM	Proposals Due
November 2025	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.
- 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 Monday, September 29, 2025.

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 Wednesday, October 1, 2025 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 B

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"):

1. The Contractor entered into an Agreement dated _____ ("Agreement") with the I-195 Redevelopment District (the "District"), which provides that the Contractor shall undertake certain 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 _____, 2025.

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 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 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