

**February 4, 2026**

**I-195 Redevelopment District**

**ADDENDUM NO. 001**

**Request for Proposals  
for  
Horticultural and Master Gardening Services**

The I-195 Redevelopment District ("District") is soliciting proposals from landscape architects, master gardeners, and horticultural professionals ("Professional") to support the landscaping practices and planting designs in 195 District Park ("District Park" or "Park") located in Providence, Rhode Island.

*The following questions were conveyed during the optional site visit held on January 28, 2026.*

**Q1:** Who owns/manages the bridge?

**A1:** The Providence Parks Department owns and manages the Michael Van Leesten Memorial Pedestrian Bridge.

**Q2:** Is there a plan to add irrigation to the east side of the park?

**A2:** There are no immediate plans to add irrigation to the South Water Street (East) side of the park, but this may be explored in future years.

**Q3:** Is there a prohibition against using non-organic products? Can spot treatments occur?

**A3:** The Park is in year three of transitioning to organic lawn and landscaping practices; however, there may still be a need for occasional treatments with conventional fertilizers or pesticides, with limited scope or use.

**Q4:** Is there phragmites in the park?

**A4:** Park staff have not observed phragmites within the park or along the immediate riverbank. Other known invasive species identified in specific areas of the park include Mugwort, Japanese Knotweed, and Purple Loosestrife.

**Q5:** How far down the river does the District own the land (where does the park land begin/what is the jurisdiction)?

**A5:** All areas highlighted in green in the *Park Boundaries* image below are maintained by the District. Please note that the District does not have jurisdiction over the Providence River or the Michael Van Leesten Memorial Pedestrian Bridge.



*Park Boundaries*

**Q6:** Does the District have jurisdiction down to the water? Do we maintain the low-tide “beach”?

**A6:** The District owns and maintains up to the bollards and hardscape on the riverwalk. We do not have jurisdiction over the low-tide “beach” area.

**Q7:** Is the scope only what’s outlined in the RFP?

**A7:** Yes, the scope of work is outlined in the RFP.

**Q8:** How many beds are there overall?

**A8:** Please reference *Figure 1* in the RFP that labels planting areas, meadows, and other landscaping features.

**Q9:** What do these areas look like in the spring? Is it just soil?

**A9:** The two main lawns on the west side are grass with trees surrounding, the rain gardens are more heavily planted, and the meadows grow in with taller grasses and wild flowers. The east side has more mature trees with a greater canopy

coverage. Some planting beds throughout the park have bare areas due to high plant mortality rates.

**Q10:** Will there be any site plans/detailed planting plans provided to bidders, showing what has been planted and what the intent was with the original planting plans?

**A10:** The District can share planting plans and construction documents with the selected Professional.

**Q11:** What is meant by “provide information for public dissemination on the park’s botanical life?” Is that signage in the park, next to plantings?

**A11:** Park staff are interested in collaborating with the selected horticultural professional to explore programmatic ideas and/or interpretive signage that highlight the park’s natural features and surrounding landscape, develop educational materials on landscaping practices, and identify broader opportunities to engage the community with the park’s natural life. The Park is also interested in working with the horticultural professional to develop volunteer opportunities related to landscaping.

**Q12:** How do you imagine the consultant’s work splitting between baseline maintenance and operations vs. special projects? At what point is interpretive work or new planting design an in-house project that should be included in scope or does it become a special project?

**A12:** Park staff will determine the base scope with the selected Professional. Designing new planting features and developing educational materials on the park’s horticultural life will be considered special projects. Park staff will consider additional special projects based on budget availability each planting season.

**Q13:** Who is the landscape contractor?

**A13:** Shalvey Brothers Landscaping is the Park’s current landscaping contractor and is in the second year of a three-year contract.

**Q14:** Will this consultant prepare maintenance plans for bid by the park’s current maintenance contractors? How active should bidders be in overseeing the management?

**A14:** The scope of maintenance plans will vary by project. In general, the Park anticipates that the horticultural professional will develop maintenance guidelines for newly added planting features and inspect new plantings to ensure proper installation. The Professional will also develop plans for removing invasives and help ensure that landscaping contractors adhere to best practices for removal.

**Q15:** What is the extent of Shalvey's work?

**A15:** The Park's landscaping contractor is responsible for: Pruning, weeding beds, mowing, fall and spring clean-ups, mulching beds, deadheading flowers and perennials, handling the subcontracting of fertilizer applications, overseeding, and pesticide treatments of the lawns in conjunction with the Park's organic turf consultant, litter and debris removal, power washing pathways, and maintaining irrigation systems and scheduling.

**Q16:** How do we prefer to see the pricing proposal? Hourly/hourly by staff member/estimated total hours or scope of work per season or lump sum?

**A16:** The District is open to various pricing proposal formats.

**Q17:** What's the term of the contract? Long term, one year with option to renew, three year, etc?

**A17:** This contract term can be negotiated, but the District anticipates structuring it as a one-year term with the option to renew annually for up to a total of 3 years.

**Q18:** Is there any capacity/desire to build an in-house horticulture and grounds team?

**A18:** The Park is not looking to expand outside of third-party relationships at this time.

**Q19:** When we talk about educating and training landscape contractors, would the consultant work with them directly?

**A19:** Yes, the Park anticipates that the Professional would directly educate both Park staff and third-party landscapers.

**Q20:** Do seasonal plantings, like bulbs, fall within the current landscaping contract?

**A20:** Yes, the landscaping contractor has planted seasonal bulbs in prior planting seasons. These plantings were scheduled as special projects.

*The following questions were submitted via e-mail prior to January 30, 2026, at 4:30 PM*

**Q21:** What is the role of the Park staff and who is it?

**A21:** The Park currently has a team of three full-time employees: Park Director, Programming Manager, and a Programming and Marketing Coordinator. The Park also hires two to three seasonal part-time Programming Coordinators for each programming season.

**Q22:** How long is the third party landscape contract for?

**A22:** Please refer to Answer 13.

**Q23:** What is the current maintenance schedule (hours/days per quarter) for the third party contractor, and what falls under their scope of work? Do they sub contract any of the horticulture/design duties currently performed? Is the RFP looking to replace any of these duties with the newly hired Horticultural Professional/Master Gardener.

**A23:** Please refer to Answer 15 for the landscaping contract scope. Prior horticultural work in the park has been procured through subcontractors of the landscaping contractor and through landscape architects brought on as subcontractors through the District's urban design consultant. This RFP seeks to bring in new expertise to inform horticultural practices in the park.

**Q24:** Who is the RFP review committee? How many people are expected to review the RFP's and is their expertise related to this field?

**A24:** The RFP will be reviewed by the Executive Director of the District, the Park Director, and the Programming Manager.

**Q25:** What are the invasive species that need to be mitigated? What approximate percentage of each area (meadow, garden bed, rain garden) do these invasive plants occupy?

**A25:** Please refer to Answer 4 for the list of known invasives. The Park will work with the Professional to determine the overall prevalence of invasives across landscaping features and develop a management plan.

**Q26:** When asked to 'provide info for public dissemination on the park's botanical life and landscaping features' is the District looking for the professional to design and produce interpretive signs that would be positioned in the landscape? Or is the District looking for a document with the information so they can make it public through their channels.

**A26:** Please refer to Answer 11.

**Q27:** Are the rain gardens designed/engineered for the current storm water needs? Are they functioning properly as far as storm water is concerned?

**A27:** Yes, the rain gardens are designed for stormwater management and are functioning as intended.

**Q28:** Is the expectation to work with the existing rain garden design as it is currently engineered? Is the 195 District looking to redesign them entirely or just enhance what's there?

**A28:** The Park is looking to address the sections of the rain gardens that have experienced high plant mortality and is open to new or complementary designs to enhance the aesthetics of these areas.

**Q29:** What is the timeline for planning and installation? How long is the contract for? Is this a seasonal renewal or multi year contract?

**A29:** Please refer to Answer 17.

**Q30:** Is the expectation that all proposed maintenance and invasive removal fall under the organic umbrella?

**A30:** Not necessarily. While organic practices are preferred, the Park will take the Professional's assessment into account. The Park may also consult with the Organic Landscaping Consultant if needed.

**Q31:** Can you share photos of the site from the 2024 or 2025 growing season?

**A31:** Various photos of the Park are available on the 195 District Park Instagram account (@195districtpark) and on the website at [www.195districtpark.com](http://www.195districtpark.com).

**Q32:** Is there an ongoing budget to replace plants, provide enhancements over the next so many years? Is this state or federal funded? And is funding secured? What is the yearly budget?

**A32:** The Parks has an annual operating budget that includes funds allocated for landscaping and maintenance, as well as a separate budget for capital projects. The Park's operating budget is funded through a combination of a state appropriation, property assessments, and earned income, including sponsorships and revenue from concessions, rentals, and programming.

**Q33:** Does the District have a timeline for the duration of the contract? If so, what is the projected timeline and expected date of completion?

**A33:** Please refer to Answer 17.

**Q34 :**What funding sources is the contract being pursued through?

**A34:** Please refer to Answer 32.

**Q35:** In what capacity is the hired applicant expected to work with third party landscaping firm and consultants? What is the third party landscaping firm responsible for?

**A35:** Please refer to Answers 14 and 15.

**Q36:** In reference to the following, "Educate and instruct the park's staff and third-party landscape contractors on invasive species and weed identification...." And "Collaborate with District staff and existing contractors/sub-contractors as necessary to source products and retain, procure, and advise contractors performing landscaping and horticultural services..."

-What is the anticipated number of Park's/District staff?

- Are there additional contractors and sub-contractors outside of the mentioned third party landscaping firm and Osbourne Organics?

**A36:** Please refer to Answer 21. Depending on the scope of a given project, the Professional may also need to work with the District's on-call graphic designers, civil engineering, environmental, and urban planning and design consultants.

**Q37:** In reference to the scope of work, final item: "*Perform other related duties as assigned.*" Could you provide some examples of what these might entail?

**A37:** Other duties might include any additional unanticipated projects related to the park's horticultural practices and landscaping design.

**Q38:** Given that landscaping services are currently provided by a third-party contractor, can you clarify the anticipated start date for the selected Professional and whether there is an expected transition period?

**A38:** The District will select a mutually agreeable start date with the selected Professional and aims to have their work begin in the early spring. The current landscaping contractor will continue providing services after the Professional begins work, so there is no expected transition period.

**Q39:** Should lawn areas be considered part of the maintenance scope under either the Essential Services or Additional Services?

**A39:** No, Park staff will continue to work with the current Organic Lawn Care Consultant and landscaping contractor to maintain the park's lawns.

**Q40:** If awarded, would the engagement begin immediately, or is the District anticipating a phased or gradual transition into the role?

**A40:** After selection, a kickoff meeting with the Professional will be scheduled to determine the timeframe and phasing for initial projects.

**Q41:** Can you clarify whether guidance and recommendations from the selected Professional would be directed primarily to the existing landscape contractor during their remaining contract term?

**A42:** Guidance and recommendations will be provided to both park staff and landscaping contractors, depending on the project.

**Q42:** Will the selected Professional have vehicle access for on-site parking, and are there any restrictions on days or times for site visits?

**A42:** While performing work in the Park, the Professional will have access to the Park loading zone. There is also ample public parking available near the Park.

**Q43:** Who will serve as the primary point of contact for reviewing recommendations and making final decisions related to planting plans and design direction?

**A43:** The Park Director will serve as the primary point of contact with the selected Professional.

**Q44:** Beyond the irrigation currently available on the west side of the park, will there be access to additional water sources for supplemental watering, and are there any usage limitations or restrictions we should be aware of?

**A44:** Park staff will consider logistical and budgetary factors when assessing the feasibility of supplemental watering. Hand watering and trucking in water have been used in the Park in the past when establishing new planting areas.

**Q45:** In the list of essential services to bid, the term “regularly survey” is used to describe the occurrence for site visit and observations. Can you quantify the number of expected site visits?

**A45:** Park staff will work with the selected Professional to determine the number of site visits required.

**Q46:** It is mentioned in the RFP that 3<sup>rd</sup> party contractors are utilized in the maintenance of the property. Can you list their services currently provided?

**A46:** Please refer to Answer 15.

**Q47:** Is there soil test result from the site that show the textural analysis, along with current nutrition?

**A47:** Soil testing results can be shared with the selected Professional. The most recent testing was conducted in April 2025, and samples were taken from the main lawns and several tree planting sites.

**Q48:** Is there a list or construction plan set of the designed plant species for the park?

**A48:** Yes, landscaping plans and planting lists can be shared with the selected Professional.

**Q49:** What is the staff's task and responsibilities in regards to the landscape and how many are on the staff?

**A49:** Please refer to Answer 21. The Park Director oversees the maintenance and operations of the Park.

**Q50:** Is this RFP intended to replace Osborne Organics or are they another partner to the continual health of the site?

**A50:** No, the Organic Lawn Care Consultant will remain on as a partner and resource.

**Q51:** Is there an established budget?

**A51:** Please refer to Answer 32.

\*\*\*End of Addendum\*\*\*