

**I-195 Redevelopment District
Request for Proposals
For
Horticultural and Master Gardening Services**

Deadline for Submissions: Wednesday, February 18, 2026, by 3:00 P.M.

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.

About the District

The District and its governing Commission were created in late 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 innovation district and neighborhood that attracts investment and fosters economic growth and opportunity.

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

About District Park

195 District Park is a seven-acre urban park located along the Providence River. Connected by the Michael S. Van Leesten Memorial Bridge, the Park connects the east and west sides of the city and has views of the skyline and the Providence River.

195 District Park opened in 2019. It is heavily programmed with over 300 events held in 2025. Events include concerts, community gatherings, art markets, conferences, family activities, fitness and movement classes, film screenings, and more. There are approximately 5,000 daily visits to the Park and over 1.8 million total visits in 2025. The District is developing an approximately 3,200-SF pavilion that will include year-round food service operated by the Isle Brewers Guild in partnership with Seven Stars Bakery, public restrooms, and a Park office. The building is anticipated to open in spring 2026. The pavilion will serve as an anchor for Park programs and activities.

The Park aims to be a vibrant and active public space that improves the quality of life for residents and workers in Providence and supports the development of an innovation district.

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



Figure 1

Lawn, meadows, rain gardens, and planting areas in District Park are shown in Figure 1. Considerations relative to the Park's landscaping practices that should be taken into account when developing proposals include:

- The Park's landscaping is performed by a third-party landscaping firm.
- Irrigation is available only on the west side (Dyer Street side) of the park.
- The park is in its third year of transitioning to organic landscaping practices. The park is in year two of a three-year consultancy with Osborne Organics to support this transition.

Further information on all current conditions and existing maintenance practices will be provided to the selected Professional upon award.

Scope of Work

The District is seeking a Professional to provide detailed knowledge, expertise, and strategy regarding the design and care of plant life throughout 195 District Park.

Essential Services

The Professional must be able to provide the following services. The final scope of work will be determined in consultation with the selected vendor and may include a base scope of work in addition to ad hoc projects.

- Provide guidance on the selection, planting, and ongoing maintenance of landscaping in the Park, including bulbs, annuals, perennials, grasses, and other vegetation, with a focus on native plant selections and invasive species management.
- Advise on site selection and appropriate methods for planting and maintaining trees.
- Develop and oversee the implementation of planting plan(s), including annuals and perennials, for planting beds and planters. Plans should include options for different price points and environmental conditions.
- Regularly survey and monitor plant health and mortality to identify areas for intervention and/or improved maintenance.
- Educate and instruct the park's staff and third-party landscape contractors on invasive species and weed identification and proper removal methods; develop invasive management plans as needed.
- Develop and oversee a plan for meadow maintenance and management.
- Provide information for public dissemination on the park's botanical life and landscaping features.

- 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.
- Perform other related duties as assigned.

Additional Services

The Professional should indicate whether they can provide the following services; these are non-mandatory services and should be priced separately in the fee proposal:

- Maintenance of gardens and planting beds, including the meadows.
- Any other services not included in the first list.

Proposal Requirements and Selection Process

Proposals should include the following:

- A general description of the firm and its qualifications for this 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 that involve similar services. Identify any similar public open spaces and any waterfront open spaces for which you provide or have provided horticultural and master gardening services. 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 (public parks and open spaces preferred). Provide the name of the organization, services and date(s) provided, contact name, telephone number, and email.
- A fee proposal containing all contract costs, including:
 1. The proposed pricing structure for the Essential Services and Additional Services outlined above.

2. The customary hourly rate of each person whose resume is provided in response to the requirements above.
3. 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 selected firm.

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 District upon award.
- Confirmation that a Certificate of Good Standing from the Rhode Island Secretary of State will be delivered to the District upon award.
- A listing of all current and ongoing contracts that may be of conflict of interest.
- A disclosure of all outstanding financial obligations with the State of Rhode Island.
- Completion of and signature on the ISBE participation plan form attached as part of Appendix B.
- Acknowledgement of the following insurance requirements:
 - During the contract term, the Professional shall keep in full force and effect, at the Professional'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) Workers' Compensation Insurance as required by the General Laws of Rhode Island;
 - (iii) Commercial Auto Liability with limits of \$1,000,000;
 - (iv) Umbrella Liability of not less than \$1,000,000.

Any insurance procured by Professional as herein required shall be issued by a responsible insurance company licensed to do business in the State of Rhode Island and shall name I-195 Redevelopment District and any managing agent as

additional insureds.

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 team, 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

Quality of Proposal and Relevant Experience Elements

- Technical proposal elements.
- Description of services provided by the Professional(s).
- References.
- Past experience of the Professional(s) to provide the requested services.

Qualifications of Personnel Elements

- Experience of the person that will be primary point of contact with the Commission.
- A listing of the staff to be assigned to this engagement and their respective qualifications, past experience on engagements of this scope, and their role in those past engagements.
- If the Professional(s) will be utilizing subcontracts to perform a portion of the services, a listing of the subcontractors and their past experience providing these services is also required.

Budget Approach/Cost Effectiveness Elements

- Price for each element of the scope identified above.
- Rates for additional services offered by the Professional.

ISBE Participation

- ISBE Participation Rate as defined in the 150 R.I.C.R. § 90-10-1.7.

The District will initially score the proposals, applying the aforementioned evaluation criteria to identify finalists. The District may select to hold interviews with finalists. The District reserves the right to adjust the initial scores using the evaluation criteria above based on the interview.

The District reserves the right to award any part of any proposal to any Professional or to award the entire contract to one Professional in the best interest of the District.

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 or 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 Wednesday, February 18, 2026, by 3:00 PM. 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 for**
Horticultural and Master Gardening Services
225 Dyer Street, Fourth Floor
Providence, RI 02903

TIMELINE

Wednesday, January 28 at 2:30 PM	Optional Site Visit. RSVP to JNathan@195district.com by Jan 26, 5:00 PM
Friday, January 30 at 4:30 PM	Submission of Written Questions
Wednesday, February 4	Questions and Answers to be Posted
Wednesday, February 18 at 3:00 PM	Proposals Due
February and March 2026	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 Jacob Nathan at JNathan@195district.com no later than 4:30 pm on Friday, January 30, 2026. **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, February 4, 2026, 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 Professional 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"):

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 _____, 2026.

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