

May 19, 2026

I-195 Redevelopment District

**ADDENDUM NO. 001
Questions & Answers**

Urban Planning and Design Consulting Services

The I-195 Redevelopment District (“the District”) is seeking proposals from firm or firms qualified to provide urban planning and design services to assist in the continued development of the I-195 Redevelopment District.

Question 1: We're interested in partnering with another firm in response to the Urban Planning And Design Consulting Services RFP. Would it be possible to pass along a plan holder list, pre-bid meeting attendees or a list of firms that submitted questions, along with contact information?

Answer 1: The RFP was made publicly available; the District does not have a “plan holder list.” A list of firms that have inquired will not be available until after the deadline for proposals on June 5, 2026, and will only be made available upon request.

Question 2: Is the successful consultant team eligible for future work within the I-195 Development District, or are they ineligible by virtue of being a consultant to the District?

Answer 2: The consultant team would not be eligible to work for a development team in the 195 District while they are working on behalf of the District.

Question 3: The submission requirements include a “fee proposal”. Given the nature of the contract, are hourly rates for the consultant and sub-consultants sufficient to satisfy the fee proposal requirement?

Answer 3: A fee proposal should include a) the customary hourly rate of each person whose resume is provided in the proposal plus any additional overhead costs charged above the hourly rates, and/or b) a flat fee or other cost proposal (e.g., monthly or annual fee). If the respondent contemplates any purchases, subconsultants, or other passthrough charges during the engagement, any mark-up rate above actual cost shall be identified. Although the proposed fees will be taken into account, the District reserves the right to negotiate a lower or different fee structure with any respondent selected.

Question 4: Can the District clarify the anticipated nature of required in-person public meetings and presentations (e.g. public engagement, developer review meetings, Commission presentations, or presentations to public authorities)?

Answer 4: In-person meetings may include, but are not limited to public presentations at Commission meetings, including review of developer proposals; other public meetings (e.g., presentations to neighborhood groups or other stakeholders); and public engagement sessions.

Question 5: Is this scope intended to supplement or replace any existing urban design, architectural review, or planning advisory processes currently utilized by the District?

Answer 5: This scope of work is currently contracted, and the contract term is ending.

Question 6: Can the District provide additional information regarding the anticipated nature and scale of planning initiatives expected to be supported or led under this scope, including examples of anticipated planning initiatives?

Answer 6: Planning initiatives will vary based on District priorities. Examples of past projects under this contract include public engagement around District-led projects, updates to the District's land use regulations and design review process, parking studies, development test-fits for prospective projects, design review, and furniture selection.

Question 7: Can the District clarify whether firms currently involved in development projects within the I195 Redevelopment District may participate on consultant teams responding to this RFP?

Answer 7: See Answer 2.

Question 8: Can the District provide additional information regarding the composition and management of the Design Review Panel, including member areas of expertise and whether non-consultant panel membership rotates between projects?

Answer 8: The current Design Review Panel is composed of a University Architect, a practicing architect, and a landscape architect. There has not been a rotation between projects to date.

Question 9: Can the District clarify the requested level of fee detail associated with the Selection Criteria / Budget Approach-Cost Effectiveness section of the RFP which notes "Price for each element of the scope identified above". Specifically, whether respondents are expected to provide hourly rates only or if there is a desire for proposed pricing for individual scope elements, given that future work orders, scopes, and schedules will be determined on a project-by-project basis?

Answer 9: See Answer 3.

***End of Addendum ***