

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

**Deadline for Submissions: Friday, June 5, 2026 by 3:00 P.M.**

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. This firm(s) will be expected to:

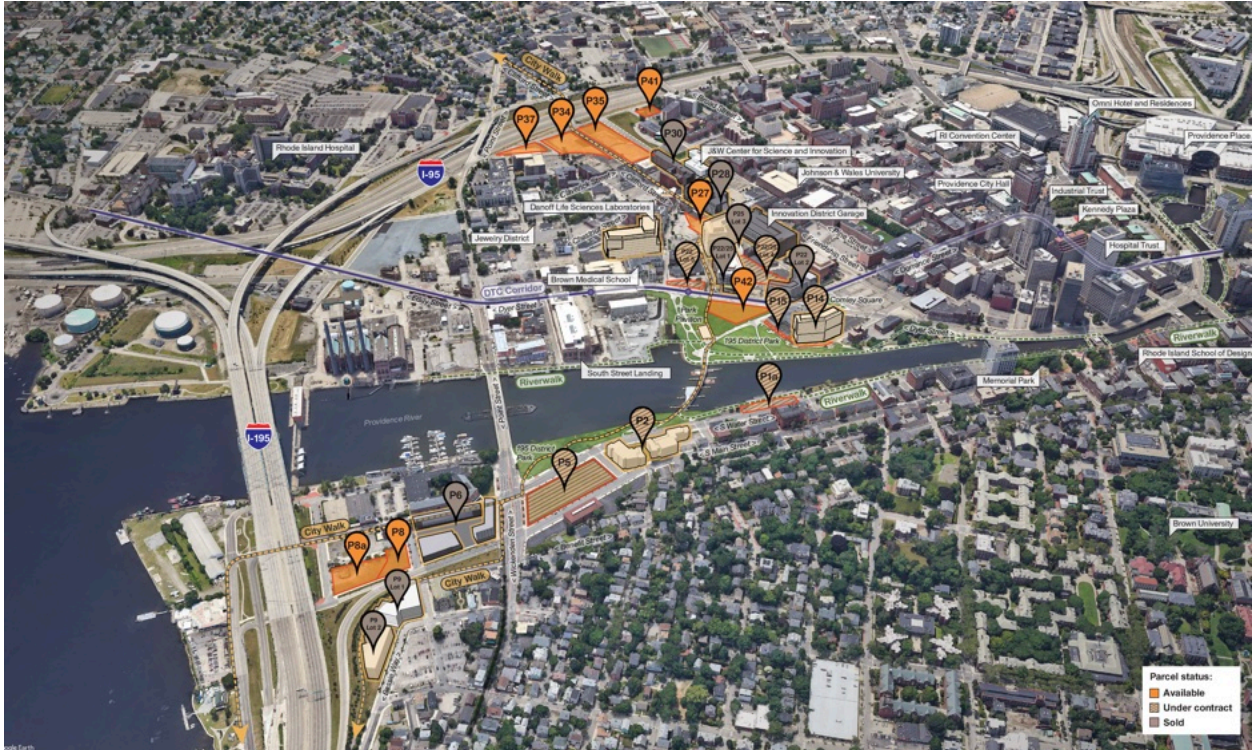
- Provide tactical advice to the District on its continuing build-out.
- Assist with design review of potential projects, including working with prospective developers, presenting to the Commission and public, and overseeing the District’s Design Review Panel.
- Support the implementation of the District’s 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 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; seven acres were designated as open space, and the remaining 19 acres were slated 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.

**Background**

The District encompasses 26 acres in the heart of Providence (see Figure 1), spanning the east and west sides of the Providence River and crossing 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.

The District and surrounding area have benefited from significant public investments over the course of the last decade including:

- **195 District Park**, a nearly seven-acre riverfront park owned and operated by the District. There are approximately 5,000 visits to the park each day, with approximately 1.9 million total visits in 2025. The park is heavily programmed with over 200 events held during the 2025 season and a seasonal, semi-permanent ice cream vendor. The District is developing a permanent, year-round pavilion with food and beverage service in the park which is opening in Spring 2026. For more information about 195 District Park, visit [www.195districtpark.com](http://www.195districtpark.com).
- The award-winning **Michael S. Van Leesten Memorial Pedestrian Bridge** across the Providence River.
- **Innovation District Garage**, an approximately 1,300-car garage sited adjacent to the west side of the District.
- 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 west side of the District.
- **Enhanced bike infrastructure** throughout the District including a dedicated two-way cycle track along South Water Street.
- The **extension of the Riverwalk** pedestrian path from 195 District Park to Point Street.

Significant private development on District parcels includes the following projects:

- **Point225**, a 200,000-SF commercial building that opened in 2019 and is anchored by the Cambridge Innovation Center (CIC) and Brown University. The top two floors (approximately 60,000 square feet) were converted to support lab space with Brown labs occupying half of the new space. CIC is a coworking space home to more than 260 companies, with clusters of companies in life sciences, technology, and the blue economy. The building also features District Hall, a two-level public meeting and event space, with regular programming focused on supporting the local innovation economy.
- **Chestnut Commons**, a 92-unit multifamily residential project that opened in 2020.
- A 175-room **Aloft Hotel** with ground floor retail space which opened in 2021.
- **Emblem 125**, a 248-unit multifamily development with ground-floor retail that opened in 2022.
- **Parcel 6**, a mixed-use development with 62 units of mixed-income housing, ground-floor retail, and a Trader Joe's grocery store that opened in 2022.
- **150 Richmond**, a 200,000-SF lab building completed in 2026 that is home to a new RI State Health Lab facility, the Ocean State Labs shared lab incubator, and private lab space.
- **Tempo and Tandem**, a two-phase, 127-unit mixed-income development. The first phase, Tempo, opened in 2024 and includes a childcare center in addition to housing. The second phase, Tandem, is under construction and will be completed in mid-2026.

The Commission has also designated developers for several other parcels and is currently considering proposals submitted in response to an RFP for Parcels 8 and 8a.

For more information on the District and current projects, please visit [www.195district.com](http://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 195 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 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 – often daily but no less frequently than weekly. Additionally, the Consultant will be expected to regularly present at in-person public meetings.

### **Proposal Requirements and Selection Process**

Proposals should include the following:

- A general description of the firm including:
  - A description of the organization, including staff size and location, and personnel who will be involved in this work, including identification of key staff, their resumes, and specific roles. Any relevant licensure should be noted. Job titles and rates for any subcontractors that the respondent is including should also be provided.
  - A description of other accounts or projects involving similar services, in particular previous engagements with any governmental, public authority, public agenda, and/or quasi-governmental entities. Describe the role and experience of key personnel assigned to other similar accounts who will be assigned to this account.
  - A short narrative outlining the approach to the requested services and contract. **This should be no more than three pages.**

- A description of any MBE/WBE/DisBE or local participation of the firm, including completion and execution of the MBE/WBE/DisBE Participation form attached as part of Appendix A.
- Three (3) client references (current governmental or quasi-governmental preferred). Provide the name of the organization, services, contact name, telephone number, and email.
- Proof of ability to satisfy insurance coverage requirements subject to approval of the District:
  - General Liability for bodily injury, including accidental death, and property damage \$1,000,000 for each occurrence and \$2,000,000 for annual aggregate. Include Contractual Liability, Contractors Protective, and Products /Completed Operation coverage. Coverage must include a waiver of subrogation and be primary and non-contributory
  - Workers' Compensation Insurance as required by the General Laws of Rhode Island
  - Commercial Auto Liability with limits of \$1,000,000
  - Professional Errors & Omission with minimum of \$1,000,000

Any insurance procured by the firm shall be issued by a responsible insurance company licensed to do business in the State of Rhode Island and shall name the I-195 Redevelopment District and the State of Rhode Island as additional insureds.

- A fee proposal which includes any overhead costs as well as the customary hourly rate of each person whose resume is provided in response to requirements below, and/or any flat fee proposal. If the respondent contemplates any purchases or pass-through 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.

The District reserves the right to request further information from finalists.

### **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 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.

The District will not provide any reimbursement for any cost associated with the development or presentation of a proposal.

**Selection Criteria**

	<b>Points</b>
<b>QUALITY OF PROPOSAL AND RELEVANT EXPERIENCE</b> An assessment of the completeness of the proposal and the quality and relevance of past work, references, and related items.	40
<b>QUALIFICATIONS OF PERSONNEL</b> An assessment of the qualifications and experience of your team, subcontractors, and related items.	30
<b>BUDGET APPROACH/COST EFFECTIVENESS</b> Evaluation will include an assessment of the proposed fee(s) for services.	30
Total	100
MBE/WBE/DisBE Participation (additional potential points)	6 pts

Quality of Proposal and Relevant Experience Elements

- Technical proposal elements including approach to the work
- Description of services provided in the proposal
- References
- Past experience of the firm in a similar role

Qualifications of Personnel Elements

- Experience of the person that will be primary point of contact with the District
- 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 there is a utilization of 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 firm

ISBE Participation

- ISBE Participation Rate as defined in the 220 R.I.C.R. § 80-10-2.6.

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 § 34-14.1-3 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.

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

**Logistics:**

Responses to this RFP are due Friday, June 5, 2026 by 3:00 P.M. 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  
 Urban Planning and Design Consulting Services**  
 225 Dyer Street, Fourth Floor  
 Providence, RI 02903

**Timeline**

<b>May 15, 2026 at 4:30PM</b>	<b>Submission of Written Questions</b>
<b>May 19, 2026</b>	<b>Questions and Answers to be Posted</b>
<b>June 5, 2026 at 3:00 P.M.</b>	<b>Proposals Due</b>

## 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](mailto:ailcisko@195district.com) no later than 4:30pm on Friday, May 15, 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](http://www.195district.com) and [www.ridop.ri.gov](http://www.ridop.ri.gov) by Tuesday, May 19, 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 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 \_\_\_\_\_, 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.

<b>Prime Contractor/Vendor Signature</b>		<b>Title</b>	<b>Date</b>
<b>Subcontractor/Supplier Signature</b>		<b>Title</b>	<b>Date</b>