

**June 14, 2021**

**I-195 Redevelopment District  
ADDENDUM NO. 002**

**Request for Proposals for Owner's Project Manager  
Innovation District Park: Pavilion and Infrastructure  
Providence, Rhode Island**

The I-195 Redevelopment District (Owner) requests proposals for an Owner's Project Manager (OPM) for the design and construction of a food and beverage pavilion, and related utility infrastructure and site work (the Project) to be located within the Innovation District Park (Park) in the Providence Innovation & Design District (District).

*The following questions were submitted by email before 4PM on June 11, 2021.*

1. Question: Are the Biederman plans from 2019 to develop a pavilion & performance space still being considered?
  - a. Answer: The performance pavilion is not in this scope of work. However, stub-outs for water and electrical to this location located near Peck Street are included in this Project's scope of work.
2. Question: The RFP doesn't mention the proposed Fane residential tower on Parcel #42. What if any considerations need to be given regarding that project's impact(s) on design and construction of the pavilion and infrastructure in the park? Timetable or otherwise?
  - a. Answer: We don't anticipate the Hope Point Tower will affect the construction of this project; Urban design context will be taken into consideration during design.
3. Question: The RFP doesn't specifically reference RI Life safety Codes consultant services. Who procures, who provides?
  - a. Answer: Code consultants will be a subconsultant of the architect.
4. Question: Can we send in our response electronically with the physical copies to follow or do both have to be delivered June 25<sup>th</sup>?
  - a. Answer: Both have to be delivered on June 25, 2021.
5. Question: Has a Capital Expenditure Budget been established for the project? If not, will the OPM be responsible for budget development or assisting in development of this budget?
  - a. Answer: The total project budget is \$4 million. The OPM is responsible for managing the construction budget. The Owner will manage the overall budget.

6. Question: Are there any specific milestones that need to be met for the project (i.e. Construction Start, Completion date, opening, etc.)? Will the OPM be responsible for developing a milestone schedule(s) for the project?
  - a. Answer: The OPM will work with the Owner to refine the design and construction schedule.
7. Question: Will the OPM be responsible for Procurement, Management and/or coordination of any owner vendors (I.e. Kitchen Equipment, Furniture, Audio, Video, etc.)? If so, please advise which vendors.
  - a. Answer: No. these vendors will be procured through other means.
8. Question: Will the food service / restaurant consultant be responsible for design of the kitchen(s) and equipment specifications?
  - a. Answer: Kitchen design and equipment specifications will be coordinated between the architect, restaurant consultant, restaurant operator, and Owner.
9. Question: Will early submission of OPM proposal be acceptable any time between June 17 - June 25?
  - a. Answer: Early submissions will be accepted.

*The following questions were conveyed at the Site Visit on June 10, 2021 at 10:00 A.M.*

10. Question: While the District is its own zoning entity, do you have any other approval/permitting authority?
  - a. Answer: No, typical utility and environmental permitting agencies are applicable to this project. However, permitting for this project will be managed by the civil engineer not the OPM. The future construction manager will be responsible for the building permit through the State building inspector.
11. Question: Who is responsible for managing/procuring environmental engineer, geotechnical engineer etc.?
  - a. Answer: These consultants may be subconsultants to the civil engineer or hired directly by the Owner. They will only be managed by the OPM when it comes to basic design coordination during the design process.
12. Question: Who will be responsible for procurement of Owner's vendors for the building (i.e. FFE)?
  - a. Answer: This is to be determined; some vendors may be subconsultants to the architect, restaurant consultant, or operator. This procurement will not be the OPM's responsibility.
13. Question: Is the expectation the food and beverage kiosks will be constructed like tenant spaces?
  - a. Answer: The exact operating model is currently undetermined.

14. Question: Will there be a Request for Proposals for the food/beverage operator at some point?
- a. Answer: Yes.
15. Question: Have any operators been considered at this time?
- a. Answer: We have had preliminary discussions with interested parties, but will be issuing a public RFP for operators and are open to additional suggestions.
16. Question: Will the restaurant operator(s) be selected through a separate open process?
- a. Answer: Yes
17. Question: What is the plan for construction access and logistics?
- a. Answer: Logistics are still to be determined and will be coordinated with the construction manager. The I-195 Redevelopment District owns and operates the park and nearby parcels and has flexibility for staging and logistics.
18. Question: Can you share a copy of the sign-in sheet?
- a. Answer: A redacted version without contact information will be shared.

# I-195 Redevelopment District

## Food/Beverage Pavillion OPM Walkthrough

	Name	Organization
1	Daniel Sclone	Kough Construction Management
2	Holly Dennis Saugh	Collins Project Leaders
3	Derek Osterman	Collins Project Leaders
4	Ryan Smith	Treysta Project Solutions
5	Matthew Bessecke	City Point Partners
6	Andrew Feibelman	JLL
7	Russell Vignotti	M+J Const. Co. Inc
8	Anne Tasilva	PEREGRINE GROUP
9	SAM BRADNER	" "
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