

**February 12, 2020**  
**I-195 Redevelopment District**  
**ADDENDUM NO. 001**

**Request for Proposals**  
**For**  
**Temporary Food and Beverage Concession in I-195 District Park**

The I-195 Redevelopment District Commission (the “Commission”) is seeking innovative proposals to create and operate temporary concession space(s) in the I-195 District park (the “Park”) located in the I-195 Redevelopment District (the “District”).

*The following questions were conveyed at the Site Visit on February 6, 2020 at 2:30 PM.*

**Question #1: Will vendors be given exclusivity?**

**Answer #1:** No, there is no intention to grant exclusivity to vendors.

**Question #2: Will vendors be allowed on the bridge?**

**Answer #2:** The Pedestrian Bridge is owned and managed by the City. If the City decides to permit vendors on the bridge, they will be responsible for that process.

**Question #3: Is there a preferred location for vendors?**

**Answer #3:** No, proposers should propose where they would like to locate.

**Question #4: Could you accept multiple bids?**

**Answer #4:** Yes, the District could accept more than one bid, but would seek complementary uses.

**Question #5: How long is the contract?**

**Answer #5:** The contract will be for up to 3 seasons, including 2020.

**Question #6: Within the first three seasons, will the District solicit more vendors?**

**Answer #6:** The District reserves the right to issue additional RFPs.

**Question #7: Can the proposal include structures not on wheels that are still removable?**

**Answer #7:** Yes.

**Question #8: Is seating allowed on the concrete pathways?**

**Answer #8:** Seating is allowed on the concrete pathways.

**Question #9: Is there a preference for beverage uses over food?**

**Answer #9:** There is no preference for beverage uses over food uses.

**Question #10: Are seasonal proposals allowed or is there a preference for year-round uses?**

**Answer #10:** The District is looking to maximize activity, however, will consider seasonal uses. Proposers should indicate their anticipated operation schedule in their response.

**Question #11: When will the park be open?**

**Answer #11:** The park is being constructed by the Rhode Island Department of Transportation. The expectation is that the park will open in the summer of 2020, likely not before July, although there is currently not a firm opening date. There may be an opportunity for proposers to start work on their installation before the park opens, but this is not guaranteed.

**Question #12: Where are the benches and garbage cans being installed?**

**Answer #12:** Please see Exhibit A to this Addendum for proposed bench locations. Trash receptacle locations are not yet confirmed, however the Commission will consider the successful Proposer(s) during installation.

**Question #13: What will be the finished condition of Peck Street adjacent to the park when the park is complete?**

**Answer #13:** RIDOT is reconstructing Peck Street under a separate contract from the park. The expectation is that Peck Street will be completed around the same time as the park, but this is not guaranteed.

**Question #14: Can food trucks park on Peck Street?**

**Answer #14:** Food trucks can park on Peck Street; please note this will be a city street.

**Question #15: Will the walkway connecting to Riverwalk on the northwest side of the park be completed with the park?**

**Answer #15:** The walkway connecting the Riverwalk on the northwest side of the park will be completed with the Peck Street contract.

**Question #16: Can trucks drive into the park?**

**Answer #16:** The concrete pathways are not built to support vehicles other than small vehicles such as gators, bobcats, etc.

**Question #17: Will the east side of the park open at the same time as the west side?**

**Answer #17:** Yes.

**Question #18: Can you propose uses on the walkways that are currently open before the full park opens?**

**Answer #18:** The Commission will consider proposals on the walkways currently open before the full park opens; coordination with RIDOT may be required.

**Question #19: Will there be construction on Parcel 42 adjacent to the park during 2020?**

**Answer #19:** Construction is not anticipated to begin on Parcel 42 in 2020, but the District cannot guarantee this.

**Question #20: Can you clarify the boundary of the development parcel?**

**Answer #20:** Please see Figure 5 in the RFP.

**Question #21: Will you consider a project with a phased approach to build out?**

**Answer #21:** Yes.

**Question #22: Will you consider the temporary operator to be the operator for a permanent structure in the park?**

**Answer #22:** The Commission intends to start working on the development of permanent concession space in the park in 2020. Operators of that space are unknown at this time.

*The following questions were submitted by email before February 10, 2020 at 4:30 PM.*

**Question #23 Can you provide more detail on access to the park via its walkways for installation. Specifically, can you confirm what types of vehicles and loads will be permitted on any and all walkways to permit installation of potentially heavy structures?**

**Answer #23:** The concrete pathways cannot support regular vehicle traffic, however if heavier equipment must be used to install a structure, the Commission will work with the Proposer.

**Question #24: Are there specific concrete walkway areas that *will* or *will not* be available (a) for occupation by the concession structure itself and (b) for occupation by any proposed seating for the concession. Please provide any concerns, restrictions or limitations that may impact proposals and/or renderings?**

**Answer #24:** Refer to Figure 5 in the RFP for the areas that will not be available.

**Question #25: Will the District, or any other authority be providing any security - electronic or otherwise - to help protect against vandalism to the park, or any concession structures remaining in place through the night.**

**Answer #25:** The Commission is working with the City of Providence on a security strategy.

**Question #26: Do you have any further guidance as to what might be deemed appropriate fees - or fee structures - for licensing from The District.**

**Answer #26:** The Proposer is responsible for proposing an appropriate fee structure based on their proposal.

**Question #27: The district park is a large location, are there specific areas that are acceptable or that are off limits to this concession set up?**

**Answer #27:** See Answer #24.

**Question #28: Is there concession space adjacent to Ship Street?**

**Answer #28:** An RFP was issued for the concession space located on Lot 5 of Parcels 22 and 25 separately.

**Question #29: What are the restrictions for bringing in equipment to the area? Does it need to be removed nightly, or can stay for the season?**

**Answer #29:** Equipment can remain onsite; however, storage, daily set-up and breakdown must should be addressed in the operations plan.

**Question #30: Are food trucks allowed on the large cement walkways or on site in another way?**

**Answer #30:** The Commission has been advised to limit vehicular traffic for snow and trash removal to small utility vehicles (i.e. Gator, Bobcat, garden tractor, etc.). The maximum weight of vehicles on park pathways shall be limited to 2,500 to 3,000 pounds.

**Question #31: Can alcoholic beverages be sold? If so, has there been a discussion with the City for the ability to sell alcoholic beverages? The licensing would need to be similar to the Trinity Garden in Kennedy Plaza last summer.**

**Answer #31:** Yes, however the selected Proposer will be responsible for all necessary permits and licenses necessary to operate the concession.

**Question #32: Is it the Commission's assumption that the concession would be open 7 days a week?**

**Answer #32:** Ideally, the concession will be open on both weekdays and weekends, for at least lunch hours and evening hours. However, Proposers should indicate their anticipated operation schedule in their response.

**Question #33: Is there hourly considerations - opening and closing?**

**Answer #33:** See Answer #32.

**Question #34: Are there portable restrooms on site? Would they need to be provided?**

**Answer #34:** Presently, there are no restroom facilities on site. Proposers should consider this in their design and operations.

**Question #35: Lighting options? Are the pathways going to be lit?**

**Answer #35:** The pathways are lit. Please see Figure 4 of the RFP.

**Question #36: Are there entertainment restrictions as in music either from a sound system or live acoustic performance?**

**Answer #36:** There are no restrictions on entertainment outside of the City of Providence Noise Ordinance compliance. The Commission does reserve the right to review a list of proposed performances.

**Question #37: Can there be any clarification on type of concessions the commission would like to be available on site?**

**Answer #37:** The Commission is seeking a variety of concessions and remains open to concessions that help to achieve its goal in activating the Park by attracting and engaging residents, employees, and visitors.

**Question #38: Will there be opportunity for the onsite vendor to limit other vendors? Once vendor is in place will they have control over who else sets up to vend on the property?**

**Answer #38:** See Answer #1.

**Question #39: Will the operator of the concession have the opportunity to partner with other city events (pvd fest, pride, road races, pvd flea)? Will any of those events be located on the west side of the park in 2020?**

**Answer #39:** The Proposer is encouraged to partner with outside entities. Events in the Park for 2020 have not been determined at this time.

**Question #40: What is the load rating of concrete surfaces? Can it support a 10k lb. temporary structure?**

**Answer #40:** See Answer #23.

**Question #41: Is there a preference or requirement for the temporary structure to be located on the concrete areas or the grass areas?**

**Answer #41:** There is no preference or requirement for the location of a temporary structure outside of the parameters depicted on Figure 5.

**Question #42: Will the lighting in the park be illuminated through the night?**

**Answer #42:** Yes.

**Question #43: What is the earliest date the park will open and at that time what will have been completed on Peck St. and will and where will seating or benches be added on both the east and west side?**

**Answer #43:** See Answers #11, 12, and 13.

**Question #44:** When will the sidewalk that end near Peck St. be completed to connect with the rest of the walking path?

**Answer #44:** See Answer #15.

**Question #45:** What is the maximum number of concession locations or contracts that will be awarded to the park?

**Answer #45:** There is not a determined maximum number of concession locations or contracts that will be awarded.

**Question #46:** Can exclusivity be requested?

**Answer #46:** The Commission will consider requests for exclusivity.

**Question #47:** Outside of the development zone are any locations or area preferred?

**Answer #47:** See Answer #3.

**Question #48:** What type of security will be in the park? How many security cameras and where are they located?

**Answer #48:** See Answer #25.

**Question #49:** Will there be food vendors licensed by the city on the bridge or on peck St.?

**Answer #49:** See Answers #2 and 14.

**Question #50:** What type of permanent signage can be used in the park to direct people toward the concession areas?

**Answer #50:** Please include proposed signage in the conceptual site plan and marketing plan for consideration.

# Exhibit A



					DRAWN BY:	SCALE: 1"=20' 0' 10' 20' 40'	IMPROVEMENTS TO INTERSTATE ROUTE 195 CONTRACT 17 VOLUME 1 SITE IMPROVEMENTS PLAN NO. 4
					DATE:		
					DRAWN BY:		
					DATE:		
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\*\*\*End of Addendum \*\*\*