

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

**Deadline for Submissions: Friday, March 25, 2016 by 4:00PM.**

The I-195 Redevelopment District Commission (“the Commission”) is soliciting a Request for Proposals, (“Proposal”), from firm or firms qualified to provide urban planning and design services to assist in the continued development of the I-195 land. This firm(s) will be expected to:

- Provide tactical advice to the I-195 Redevelopment District Commission on the build-out of the District.
- Play a project management role and lead and/or assist on one to five projects at any given time.
- Assist the Commission with the overall Master Plan for the District.

**Background**

The I-195 Redevelopment District Commission was created in late 2011 to serve as the responsible authority for the sale, marketing and oversight of land made available in Downtown Providence as a result of the relocation of Interstate 195. The Commission sees the 20 acres of developable space as a once in generation opportunity to knit together the parts of the city formerly divided by highway, and create a dynamic center to work, live, and recreate.

The Commission is led by an Executive Director and a Board of Directors that includes seven individuals nominated by Governor Gina Raimondo (with guidance from Providence Mayor Jorge Elorza and House Speaker Nicholas Mattiello) and approved by the Rhode Island Senate. A total of 21 parcels have been transferred, including 17 parcels representing 20 developable acres and three parcels totaling 8 acres to be designated as park land, (and one small, undevelopable lot).

The Commission has worked to help shape an open public space plan that includes more than 350,000 square feet of land to help showcase the Providence waterfront and promote non-vehicular circulation. City zoning revisions are in place for the 195 properties, (part of the zoning approved in Summer 2012 for the entire Downtown) that increases flexibility and density; utilities are in place, including the relocation of the City’s primary electric feed by National Grid; and a Master Permit process is in place for the entire district to meet the combined requirements of RI Department of Environmental Management (RIDEM) and (Coastal Resources Management Commission).

Recently, Governor Gina Raimondo and the Executive Office of Commerce commissioned a study on the best use of the I-195 land executed by HR&A Advisors, Inc. The report recommends creating the Providence Innovation and Design District and provides basic initiatives the State can do to best achieve these goals. To view the report, please visit:

## **Scope of Work**

The Commission is seeking a forward thinking urban design and planning firm with the background, knowledge, technical expertise, and demonstrated record of innovation to help with the overall concept by which new developments can be guided, reviewed and ultimately selected. The Urban Planning and Design consultant would make recommendations and be knowledgeable on, but not limited to, the following: infrastructure, public amenities, landscape, lighting, parking and traffic, zoning compliance, permitting, parcel subdivision, and design. The Commission needs guidance on place making and street activation as the District develops. Furthermore the urban planning and design consultant will be able to advise on the best uses of the land within the Providence Innovation and Design District in alignment with the goal of creating an economic driver for the City of Providence and the State of Rhode Island while creating a livable neighborhood that encompasses modern urbanism while complimenting the historical architecture of the City.

## **Form of Engagement**

The selected firm(s) will be hired on a retainer basis with the expectation that when proposals come in, a scope of work will be made on a project by project basis with the Urban Planning and Design Consultant to review and recommend, with a quick turnaround. The estimate for the proposed review will be presented to the Executive Director, with the Applicant's knowledge. There will also be an on-call component which will allow the Commission to rely on the firm as needed and include regular meetings and correspondence. The expectation is that communication and interactions with Commission staff, in person or by phone, will occur daily to no less frequently, than weekly.

## **Proposal Requirements and Selection Process**

### **Proposals should include the following:**

- A general description of the firm and its qualifications for this consultant role
- A description of the team for this work, including key staff, their resumes and specific roles;
- A description of any MBE/WBE or local participation either of the firm itself or of its intended sub-consultants;
- A fee proposal for retainer and range of pricing for small (<\$10M), medium (\$10M - \$25M) or large (>\$25M) development review.

## **Administrative Proposal Elements**

- Acknowledgement of the Conflict of Interest Affidavit requirements.
- Certification that a Certificate of Good Standing from the Rhode Island Division of Taxation will be delivered to the Corporation 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.

- The I-195 Redevelopment District will not provide any reimbursement for any cost associated with the development or presentation of a proposal.

**Proposals will be evaluated based on Firm Capability (65%) and Fee Expectation (35%).**

Other considerations include:

- Design/architectural as well as urban planning capabilities.
- Firms' depth and breadth in other major cities in the United States and abroad with similar assignments.
- Firms' flexibility to effectively deliver services as client's needs fluctuate over time.

**Notifications:**

- Equal Employment Opportunity (RIGL 28-5.1) – 28-5.1-1 Declaration of policy – (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 Title 7, Chapter 1.1 of the General Laws of Rhode Island, 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 contractor

Responses to this RFP are due **by Friday March 25, 2016 by 4:00pm**. One (1) electronic (PDF) version and five (5) printed copies of the complete proposal must be mailed or hand-delivered in a sealed envelope marked:

I-195 Redevelopment District  
Attention: Urban Planning and Design Consultant RFP  
315 Iron Horse Way, Suite 101  
Providence, RI 02908

An electronic copy (PDF) of the complete proposal must also be submitted to [ailcisko@195district.com](mailto:ailcisko@195district.com).

**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 March 4, 2016. 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.purchasing.ri.gov](http://www.purchasing.ri.gov) by March 11, 2016 to ensure equal awareness of important facts and details.

*The I-195 Redevelopment District reserves the right to reject any or all bids for not complying with the terms of the request for proposal. The I-195 Redevelopment District also reserves the right to negotiate with the selected bidder in the event that the lowest responsive and responsible bid price exceeds available funds. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and date specified shall not be considered. No bidder may withdraw a bid 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 firm pursuant to this Request for Proposal, and by responding hereto, no firms are vested with any rights in any way whatsoever.*