



## **Solicitation Information**

27 March 09

**RFI # 7220890**

**TITLE: State Recreational Asset Partnership**

**Submission Deadline: 27 April 09 @ 2:00 PM (Eastern Time)**

**PRE-BID/ PROPOSAL CONFERENCE: Yes    Date: 13 April 09 Time: 2:30 PM (EDT)**  
**Mandatory : No**  
**Location: Department of Administration / Division of Purchases (Bid Room), One Capitol Hill, Providence, RI**

Questions concerning this solicitation may be e-mailed to the Division of Purchases at [questions@purchasing.state.ri.us](mailto:questions@purchasing.state.ri.us) no later than **13 April 09 @ 12:00 Noon ( EDT)** . Questions should be submitted in a *Microsoft Word attachment*. Please reference the RFI # on all correspondence. Questions received, if any, will be posted on the Internet as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

**SURETY REQUIRED: No**

**BOND REQUIRED: No**

**Jerome D. Moynihan, C.P.M., CPPO**  
**Administrator of Purchasing Systems**

**Vendors must register on-line at the State Purchasing Website at [www.purchasing.ri.gov](http://www.purchasing.ri.gov)**

Note to Vendors:

Offers received without the entire completed three-page RIVP Generated Bidder Certification Form attached may result in disqualification.

**THIS PAGE IS NOT A BIDDER CERTIFICATION FORM**

This is a request for information. No award will be made as a result of this solicitation.

INSTRUCTIONS AND NOTIFICATIONS TO OFFERORS:

- Potential offerors are advised to review all sections of this Request carefully, and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the proposal.
- Alternative approaches and/or methodologies to accomplish the desired or intended results of this procurement are solicited.
- All costs associated with developing or submitting a proposal in response to this Request, or to provide oral or written clarification of its content, shall be borne by the offeror. The State assumes no responsibility for these costs.
- Proposals are considered to be irrevocable for a period of not less than sixty (60) days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.
- All pricing submitted will be considered to be firm and fixed unless otherwise indicated herein.
- Proposals misdirected to other State locations or which are otherwise not present in the Division of Purchases at the time of opening for any cause will be determined to be late and may not be considered. The “Official” time clock is in the reception area of the Division of Purchases.
- In accordance with Title 7, Chapter 1.1 of the General Laws of Rhode Island, no Foreign Corporation 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 will not be a requirement of the successful bidder, as no awards will be made as a result of this RFI.
- Offerors are advised that materials submitted to the State of Rhode Island for consideration in response to this Request for Information will be considered to be public records, as defined in Title 38 Chapter 2 of the Rhode Island General Laws, and will be released for inspection upon request, except where the materials indicate that the information is proprietary.
- It is intended that a designation pursuant to a future Request for Proposals (RFP) will be made to one or more prime contractors, who will assume responsibility for all aspects of the work. Joint venture and cooperative proposals will be considered, and subcontracts are permitted, provided that their use is clearly indicated in the offeror's proposal, and the subcontractor(s) proposed to be used are identified in the proposal.

- The State of Rhode Island has a goal of ten per cent (10%) participation by MBE's in all State procurements. For further information, visit the web site [www.rimbe.org](http://www.rimbe.org). To speak with an M.B.E. Officer, call (401) 574-8253.
- Interested parties are instructed to peruse the Division of Purchases web site on a regular basis, as additional information relating to this solicitation may be released in the form of an addendum to this RFI.
- **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 in all areas where the State dollar is spent, in employment, public service, grants and financial assistance, and in State licensing and regulation. For further information, contact the Rhode Island Equal Employment Opportunity Office, at 222-3090

## **Request for Information for the State Recreation Asset Partnership**

### **REQUIREMENTS AND DEADLINES FOR QUESTIONS AND RESPONSES**

This Request for Information (RFI) outlines the type of information being solicited from potential designees and includes guidelines for content and format of responses.

All questions regarding this RFI must be in written form, pursuant to the terms & conditions expressed on page one of this solicitation.

Respondents desiring to reply to this RFI must do so, in writing, providing one original and 6 complete copies by the date & time indicated on page one of this solicitation. Submit responses, marked “RFI # 7220890: State Recreational Asset Partnership” to:

RI Department of Administration  
 Division of Purchases, 2<sup>nd</sup> Floor  
 One Capitol Hill  
 Providence, RI 02908-5855

*Responses received after the above-referenced due date and time may not be considered. Proposals misdirected to other State locations or which otherwise not presented in the Division of Purchases by the scheduled due date and time will be determined to be late and may not be considered. Responses faxed, emailed, to the Division of Purchases will not be considered. The “official” time clock for this solicitation is located in the Reception Area of the Department of Administration/Division of Purchases, One Capitol Hill, Providence, RI.*

- Please provide a completed and signed three-page RIVIP Bidder Certification Cover Form, available at [www.purchasing.ri.gov](http://www.purchasing.ri.gov) with your response to Request Information. This will provide the State with your corporate contact information.

## 1. Introduction

The State of Rhode Island (State), Department of Environmental Management (Department), as part of its overall mission, is responsible for the provision of safe, adequate and affordable recreational opportunities for its residents and visitors. As far back as the 1890s the Public Park Association prepared a visionary plan for a system of parks serving the metropolitan Providence area. Since that beginning, numerous studies and plans have pointed the way towards reserving land for public recreational usage and protecting the land and water resource base for future Rhode Islanders. Over the years, the State has invested tens of millions of public dollars in its infrastructure and land to provide recreational facilities. These facilities require continuous upkeep, maintenance, and improvements in order to respond to changing citizen needs and to endure heavy usage.

Despite the progress made, the job is not yet complete, and the period ahead promises to be a challenging time for recreation, conservation, and open space. The difficult economic circumstances likely to face state and local governments over the next several years, coupled with a diminished federal presence, will constrain efforts to offer citizens the level of recreational services they have previously enjoyed. The investment made in recreation capital over the last decade will have to be paid (through debt service) over the next generation. At the same time, facilities built and expanded in the past must be maintained. Demands for recreation and leisure activities, particularly for accessible, close-to-home opportunities will likely continue to increase, as will regional tourism. The threats to the land and water resource base are increasing, and time is running out for the protection of irreplaceable open space. All of these challenges confront Rhode Island as it looks ahead at recreation, conservation and open space issues and needs. (STATE GUIDE PLAN: **REPORT NUMBER 105**, OCEAN STATE OUTDOORS: Rhode Island's Comprehensive Outdoor Recreation Plan)

Recently, the Department has begun to envision a sustainable parks and recreation system that will rely on both public and private funding and partnerships. Partnerships will allow for some relief to the public dollars needed to finance infrastructure and at the same time will open up opportunities for creative businesses to flourish within our parks systems. The State currently allows for the operation of concessions stands and user fees at its parks and beaches. Some current user fee operations include the Equestrian Facilities in Lincoln Woods and Goddard Park, the public golf course at Goddard Park, camping in Fisherman's Memorial Park, Burlingame, and George Washington Management Area. In many of our parks, there are operations run by non-profit agencies that also provide expanded recreational opportunities such as Sail Newport with its public sailing program, Fort Adams Trust which operates the fort structure at the park, Buttonhole Golf Course operated by the Golf Foundation of RI, and the Coggeshall Farm Museum at Colt State Park.

## 2. Purpose of this Request for Information

This RFI seeks to obtain:

1. Information from private vendors, marina operators, recreational professionals, concessionaires, campground and beach operators.
2. Recommendations as to the potential for any of the facilities listed below to be utilized by private partners to provide recreational and related opportunities to the public

- while also providing revenue to the State. Proposals must be mutually beneficial to State and private vendor either through providing revenues and/or providing new or expanded recreational opportunities.
3. Information on the feasibility of types of operations/uses, season of use, estimated gross revenues, anticipated net revenues to the State; potential for conflicts with current operations.

Potential responders:

1. Recreational Service providers (bicycle rentals, canoe/kayak/small boat rentals, marina operators, water park operator).
2. Campground Operator, Beach Facility Operators, Golf Course Operators.
3. Food Vendors and concessionaires.
4. Recreationally-related concessions.
5. Exercise/Physical Fitness providers (Boot Camp, Tai-Chi, Yoga, Pilates).
6. Local Government or non-profit entities.

### **3. Facilities**

Facilities under consideration for public/private partnerships:

1. Jerusalem marina area – Narragansett, Rhode Island. Property consists of approximately 2 acres with 850 feet of sandy shoreline. Parcel contains four former office and storage buildings in fair to poor condition. A concrete boat ramp and a 120 foot pier with a 30" ell are located on the southern portion of the parcel. Property is designated as an Industrial Waterfront and Commercial Navigation Use Zone by the Rhode Island Coastal Resources Management Council. Proposals may need to accommodate some State facility needs on-site.



2. Haines State Park Waterfront – Barrington, Rhode Island  
(see <http://www.riparks.com/haines.htm>).

Property has 10 acres and approximately 300 feet of shoreline and is designated as a High Intensity Boating Use Zone by the Rhode Island Coastal Resources Management Council.





3. Beach Pond – Exeter, Rhode Island.

(see <http://www.riparks.com/beachpond.htm>)

3500 ft of shoreline, 91 acres

Possible opportunities for campground operators, beach facility, hunting, boating and fishing access, other access also available off of Escoheag Road.





4. World War II State Park- Woonsocket, Rhode Island  
(see <http://www.riparks.com/worldwar.htm>)  
15 acres of land with a man-made bathing area  
Beach operators, water-related recreation, concessions.



5. Salty Acres – Narragansett, Rhode Island  
(see <http://www.riparks.com/fisherma.htm>)

Property is adjacent to the State's Fisherman's Memorial State Park and Campground. It consists of 20 acres. Land has approximately 1000 feet of shoreline on Point Judith Pond and is designated as a Low Intensity Use Zone by the Rhode Island Coastal Resources Management Council. There is currently a 2,378 square foot residence on site containing eight rooms, four bedrooms and two baths with a two ½ car garage. A shorefront cottage of approximately 600 square feet, salt water swimming pool and an existing dock also are on the site. Property is in fair condition.



6. Goddard State Park Golf Course – Warwick, Rhode Island  
(see <http://www.riparks.com/goddard.htm> and  
<http://maps.google.com/maps?q=1095+ives+road,Warwick,RI>)  
Property is part of the State's Goddard State Park property. This nine hole course is open to the public and features 3,021 yards of golf from the longest tees for a par of 36. The course rating is 40 and it has a slope rating of 90.

#### **4. Expectations for Rhode Island's Recreational Public Private Partnership**

The State of Rhode Island anticipates that private operators of recreational services in and on State property will provide an overall net return in revenue to the State.

The State does not anticipate that current activities that occur on or around the recreational facilities will be severely impacted by additional use by private vendors.

The State anticipates that the private vendor will provide services in addition to those already on site or to complement the State property.

The State expects that any capital development of State property will not impact natural resources on site.

The State expects that capital development required to provide recreational services by private Vendors will be at the sole cost and expense of the Provider.

The State expects that terms and conditions of deeds, easements, or other restrictions on any of the properties will be fulfilled by operator with assistance by the State.

#### **5. Content of Response**

The following outline (and suggested page counts) is intended to minimize the effort of the respondent and structure the response for ease of analysis. All responses will be equally valued, regardless of page length. Concise responses are appreciated.

##### *Section 1      Respondent Profile (1 page)*

Please provide a brief description of the individual or organization responding to the RFI and the individual or organization's interest in Rhode Island's Recreational Public Private Partnership.

##### *Section 2      Proposal for uses for each facility listed above (1 page per facility)*

Please describe the proposed use or uses for any or all of the sites listed in the Facilities Section of this RFI. Describe improvements needed to accomplish proposal.

##### *Section 3      Feasibility and Cost Assessment (4 pages)*

Please describe the feasibility of the proposal, including estimates of costs for capital improvements, time needed to be fully operational, anticipated date of opening, expected financial return to the State.

##### *Section 4      References (1 page)*

Please indicate the reference documents, if any, used in responding to this RFI. Please also suggest references that would be of use to the State in developing a subsequent RFP.

#### **Definitions**

Respondent:                      Any individual, or public or private agency, non-profit or for-profit, that wishes to reply to this RFI may do so.

**Response Date**

Submit one original and 6 complete copies of response by the date & time stated on page one of this solicitation. Submissions should be single spaced on 8 ½" by 11" pages with 1" margins using Times Roman 12-point font.

**Disclaimer**

This Request for Information is solely for information and planning purposes and does not constitute a solicitation. This information will be reviewed and discussed by the Department and may result in the advertisement of a formal and competitive Request For Proposals for use of any or all of the sites included in this RFI. All information received in response to the RFI and marked as "Proprietary" will be handled accordingly. Responses to the RFI cannot be accepted by the Government to form a binding contract. Responses to the RFI will not be returned. Respondents are solely responsible for all expenses associated with replying to this RFI.

**END**