



**State of Rhode Island and Providence Plantations
Division of Purchasing**

REQUEST FOR INFORMATION

**25 INDIA STREET
PROVIDENCE, RI**





Solicitation Information

7 July 11

RFI # 7448864

**TITLE: State Recreation Asset Partnership – 25 India Street, Providence
(property formerly known as “Shooters”)**

Submission Deadline: 8 September 11 @ 11:30 AM (Eastern Time)

PRE-BID/ PROPOSAL CONFERENCE: Yes Date: 29 July 11 Time: 10:00 AM Mandatory : No Location: 25 India Street, Providence, RI

Questions concerning this solicitation may also be e-mailed to the Division of Purchases at lroche@purchasing.ri.gov and must be received no later than **4 Aug 11 at 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
Assistant Director for Special Projects

Vendors must register on-line at the State Purchasing Website at
www.purchasing.ri.gov

Note to Vendors:

Offers received without the entire completed three-page RIVIP 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considered to be irrevocable for a period of not less than sixty (60) days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.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.
- As no award will be made from this Request for Information, responses WILL NOT be in the public domain.
- 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. 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 two 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 # 7448864 **State Recreation Asset Partnership – 25 India Street, Providence**” to:

RI Department of Administration
 Division of Purchases, 2nd 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.

1. Introduction

The City of Providence is the third-largest city in New England, behind Boston and Worcester, Massachusetts. Providence has an international reputation for innovation with a huge talent base from seven world-class colleges and universities, and leading hospitals and research centers. It is located on the busy Boston-Washington corridor in close proximity to all forms of transportation, multi-billion dollar markets, intellectual exchange and collaboration. The City provides an extraordinary and award-winning quality of life on scenic Narragansett Bay. The compact size of the City (20 square miles) its historic architecture, vibrant nightlife, affordable living and family-friendly neighborhoods make it a highly desirable place to live, work and recreate. Providence is also home to 40 percent more knowledge workers than the national average and is recognized for its thriving knowledge, green and creative economies.

As recently as May of this year, the London Daily Telegraph, called Providence “New England’s Coolest City”, read the May 19th, 2011 article at: <http://www.telegraph.co.uk/travel/destinations/northamerica/usa/8511439/Providence-Rhode-Island-New-Englands-coolest-city.html> .

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. 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.

The period ahead promises to be a challenging time for recreation, conservation, and open space. The difficult economic circumstances facing state and local governments, coupled with a diminished federal presence, constrains our 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, while continuing to maintain facilities built and expanded in the past. Demands for recreation and leisure activities, particularly for accessible, close-to-home opportunities, will continue to increase, as will regional tourism.

Over the past several years, 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 provide 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. In many of our parks, there are operations run by non-profit agencies that 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. We also have partnered with private commercial enterprises to operate important State facilities, such as the Blackstone Bikeway where a Dunkin Donuts franchise operates out of the State Visitor's Center on Route 295 North in the Town of Lincoln, RI. Partly in exchange for its lease, the franchise provides for restroom and park maintenance.

With the 25 India Street property, the Department is seeking proposals that encompass a variety of mixed uses, primarily ones which will bring vibrancy, public access and an economic boost to the area. The neighborhood is home to a spectacular public park, a community boating center, excellent restaurants and commercial and light industrial uses. This is a unique opportunity to redevelop a key site in Providence's Fox Point neighborhood. All ideas are welcomed and all will be seriously considered. We enter this process with an open mind and look forward to hearing from a variety of interested parties.

2. Purpose of this Request for Information

This RFI seeks to obtain:

1. Information from private vendors, marina operators, recreational professionals, concessionaires, restaurant operators, ferry service providers, water-based recreational vendors, non-profit organizations, food cart operators, agricultural product marketing professionals, farmers, commercial property developers, and other interested parties.
2. Recommendations as to the potential for the property, described below, to be utilized by private partners to provide commercial use and recreational and related opportunities to the public while also providing revenue to the State and the City. Proposals must be beneficial to State, City 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 neighboring property uses, identification of insufficient support facilities necessary to proposed use(s).

Potential responders: This RFI is not intended to limit responses from ANY interested party. Interested parties can include but are not limited to:

1. Recreational Service providers (bicycle rentals, paddleboard/canoe/kayak/sail/motorboat rentals, marina operators, ferry service operators, bay excursion providers).
2. Full Service Restaurant/Catering operators.
3. Office and commercial property developers.
4. Food Vendors and concessionaires.
5. Recreationally-related concessions.
6. Exercise/Physical Fitness providers.
7. Arts/Cultural organizations.

8. Farmers/Farmers Market/Produce/Poultry/Fish Providers.
9. Local Governmental or non-governmental organizations.
10. Other interested parties.

3. Facility Overview

The subject property is comprised of Assessor's Plat 18, Lots 344 and 345, consisting of 64,985 square feet of excess land and improvements at 25 India Street, Providence, Rhode Island. Maps of the property to be conveyed and its environs are attached as Exhibits A and B. As of May 2011, the parcel is under the ownership of the State of Rhode Island, with care and custody to the Department of Transportation. The property is due to be transferred to the Department of Environmental Management subsequent to the demolition of the structure, except for the first floor concrete slab. Please refer to the Request For Quote as advertised by the State of Rhode Island, Division of Purchasing at the following link:

<http://www.purchasing.ri.gov/RIVIP/StateAgencyBids/7448568.PDF>.

This property is adjacent to what is referred to as the "Knowledge District" due to the proximity to universities and colleges, hospitals, and research centers. Read more about the Knowledge District at the City's Chamber of Commerce site:

<http://www.provchamber.com/files/knowledge%20economy%20knowledge%20district115.pdf>

For demographic information on Rhode Island and the City of Providence, including population, education, economic, and employment, please refer to the following site:

http://www.provchamber.com/ed_marketresearch%20.aspx

- **Size, Shape and Site**

The subject property consists of two contiguous parcels of land identified as Assessor's Plat 18, Lots 344 and 345 in the City of Providence located on the south side of the newly relocated Route I-195 and the Fox Point Hurricane Barrier. The subject property is situated in a waterfront zoning district that supports a mix of uses.

The property is generally rectangular in shape and contains 64,985 square feet of land area. It enjoys 440 linear feet of frontage along the Seekonk River and 436 linear feet of street frontage along India Street. There is direct access to Interstate Routes I-195 and I-95. The property is generally level at street grade though sloping gently towards the River. The property is currently improved with a three story cement/steel structure containing approx 19,600 square feet, which housed the former "Bootleggers" a/k/a "Shooters" restaurant and nightclub. The property was used by RIDOT's construction contractor as a staging area during the I-195 Relocation Project so the building is currently in disrepair. This building will be demolished and brought down to the superstructure level leaving a one story steel frame structure in place on site. Included with the property is a marina consisting of approximately 1600 linear feet of pre-fabricated floating docks which previously accommodated approximately 35 boat slips. The marina has been unused and not maintained since the RIDOT acquired the

property in 2001. The State will remove the damaged docks and related debris from the area prior to the advertising for Requests For Proposals. Surface drainage for the entire parcel appears adequate at present. Drainage related to future development plans will be subject to review by the city and CRMC.

- **Zoning**

Prior to its taking by the State, the property was utilized as a restaurant/nightclub/marina complex and enjoyed “W-2 Waterfront Mixed Use District” zoning. This zoning allows for a wide variety of residential, commercial, and light industrial uses with an allowable maximum building height of 75 feet. However, recent planning efforts have designated the site not suitable for residential (see below). Bidders are encouraged to consult directly with City officials as to permitted uses or zoning questions.

- **Planning**

The future development of this property has created great interest by neighborhood groups and Providence residents. A number of Neighborhood Planning sessions have been held by City government to gain input in the development of various neighborhoods. The following excerpt is from the document “PROVIDENCE TOMORROW”, College Hill, Wayland and Fox Point Neighborhood Plan, October 2009.

“Waterfront

The waterfront was a frequent topic of discussion, especially relating to the Fox Point neighborhood and the India Point area in particular. During the charrette session on the relocation of Route 195 and the future of the resulting development parcels, several common themes emerged, among them public access and open space on the waterfront, continuous connections along the waterfront, and the scale and height of buildings near the water. The charrette session included presentations on view corridors, the plans and phasing of the 195 relocation, and the results of the Project for Public Spaces Head of the Bay Placemaking Workshop, followed by an exercise focusing on the redevelopment of six specific parcels likely to be redeveloped after the highway relocation is completed. Participants were asked to provide input on use, height, density, and design. Four of the parcels are located along South Main Street; input on redevelopment of these sites tended to address the parcels as one district with consistent standards, focusing on neighborhood-scale development, mixed use, historic context, and pedestrian considerations.

Suggestions for the former “Shooter’s” site, the subject of much attention before, during and since the charrette, focused on a mix of public and private use, public access to the waterfront, active uses that complement the waterfront, and maximization of open space and views to maintain an open waterfront feel. Participants wanted to make sure that any future development of the Shooters site does not include residential uses. Suggestions for the Brown University owned

warehouse parcels east of the Radisson Hotel were more varied and less specific, generally calling for a mix of active uses and relatively low density.

Subsequent to the College Hill, Fox Point, Wayland Charrette, the Waterfront Charrette was held. While the primary topic of discussion was the Allens Avenue waterfront, attention was also focused on Fox Point and the 195 parcels. A waterfront study conducted for the City analyzed development constraints and the best land uses for the parcels south of the hurricane barrier, including the empty warehouse buildings currently owned by Brown University, the vacant “Shooters” site and the adjacent parcels to the west. The current land use and zoning designation is Waterfront Mixed Use, which allows for a variety of uses including recreation and open space, community and non-profit space, retail and commercial uses like shops, restaurants, office space, hotel, and residential uses. There have been many suggested types of uses for these parcels, but the consensus is that there should be a mix of public and private uses, including cultural and recreational uses that would provide public access to the waterfront, create a destination and serve as a transportation hub. This vision would link pedestrian walkways from India Point Park to riverwalks downtown and provide a link from waterside transportation to bike paths, trolley stops and highway interchanges.

For the Shooters site, however, a zoning map notation will be implemented to exclude residential uses from any future redevelopment of the site. The RICRMC requires a 25 ft. minimum Urban Coastal Green way on the Shooter’s site and an additional 25 ft. construction setback (see image on following page). If a developer for the site seeks additional capacity, the City Plan Commission, through the Major Land Development review process, will work with developers to provide public amenities such as additional public access to the site through a marina, or designated open space in return for additional development capacity on the site. Additional capacity will be limited to the current regulations set forth in the Zoning Ordinance which allows up to two additional stories of height.”

- **Utilities**

All utilities and City services are available in sufficient quantity.

- **Location and Neighborhood**

The subject property is located on the southerly side of the Relocated Route I-195 (I-Way) abutting on India Street. The parcel is situated between the Providence Steamboat complex and the Community Boating Center, which is located in India Point Park. More information about India Point Park and the Community Boating Center can be found at <http://www.communityboating.com/> and <http://www.friendsofindiapointpark.org/park.html>.

The Fox Point neighborhood just north of the I-Way is densely developed with a mix of residential, recreational, commercial, office, retail/service, hotel, and light industrial uses. The property has good exposure and access to Routes I-195 and I-95.

All city services and utilities, including water, sewer, electricity, natural gas, telephone, police, fire protection, and garbage collection are available and in use throughout the neighborhood.

- **Flood Zone**

The property is located in an area designated as “V18” with an established flood elevation of 19 feet. “V” zones are susceptible to flooding and wave and wind damage.

- **Easements and Encumbrances**

There is evidence of a Public Access Agreement granted from India Point Associates to the Coastal Resource Management Council dated June 20, 1990, granting access to the guests and tenants of the marina to cross over a tract of land on the westerly portion of Lot 345. The easement ranges in width from 10’ to 24’.

4. Expectations for 25 India Street Public Private Partnership

The State of Rhode Island anticipates that any operator of this facility on State property will provide an overall net return in revenue to the State. This net return could be in the form of direct revenue to the State, provision of public facilities, amenities and services equal to a fair market rent, or a combination of direct revenue and public benefits.

The State expects that any future use of this site by a private operator will not negatively impact any of the current activities that occur around the property.

The State expects that any capital development of State property will be consistent with Federal, State and City of Providence rules and regulations including, but not limited to, zoning, planning and development regulations.

The State expects that capital development required to provide recreational services by private operator(s) 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 this property.

Section 2 Proposal for uses for the property

Please describe the proposed use or uses for the India Point property and 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, 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 two 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 from which a contract award will be derived. This information will be reviewed and discussed by the Department and may result in the advertisement of a formal and competitive Request For Proposal. 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





