

**I-195 Redevelopment District  
Request for Proposals  
Temporary Vendor and Concessions in 195 District Park**

*This version of the RFP, posted on December 13, 2024, supersedes the previous version posted on December 10, 2024.*

**Deadline for Submissions: January 29, 2025 by 2:30 PM.**

**Introduction**

The I-195 Redevelopment District (the “District”) is seeking innovative proposals to create and operate temporary vendor and concession space(s) in 195 District Park (the “Park”). The District seeks vendor(s) that will activate the public space in the Park. Proposals may include, but are not limited to, food and beverage vendors, small retail ventures, or other creative endeavors. This RFP seeks complementary vendors to The Guild’s brewpub and Seven Stars Bakery’s upcoming operations in the new permanent pavilion opening in 2025. The District may select more than one proposal. This request is an offer by the District to enter into an agreement, in accordance with the terms and conditions of this RFP, for the services proposed by the successful proposer.

The goal of the temporary vending and/or concession space is to activate the space regularly. Therefore, proposals should include both weekday and weekend hours. The District intends to enter into a license agreement with the successful proposer(s) for up to a three-year term with the option to extend annually at the end of the term up to three more additional years.

The District will require the successful proposer(s) to perform all work related to the installation, operation, and removal of the concession. There is no financial assistance available to subsidize the installation or operation of the concession.

**Background**

*About the District:*

The District and its governing Commission were created in 2011 to oversee the redevelopment of land made available in downtown Providence as a result of the relocation of Interstate 195. The District’s mission is to create a thriving neighborhood and innovation district that attracts investment and fosters economic growth and opportunity.

The District encompasses 26 acres in the heart of Providence, Rhode Island (see Figure 1). Located on land formerly occupied by Interstate 195, the District spans the east and west sides of the Providence River and abuts several Providence neighborhoods, including Downtown, the Jewelry District, College City Hill, and Fox Point.

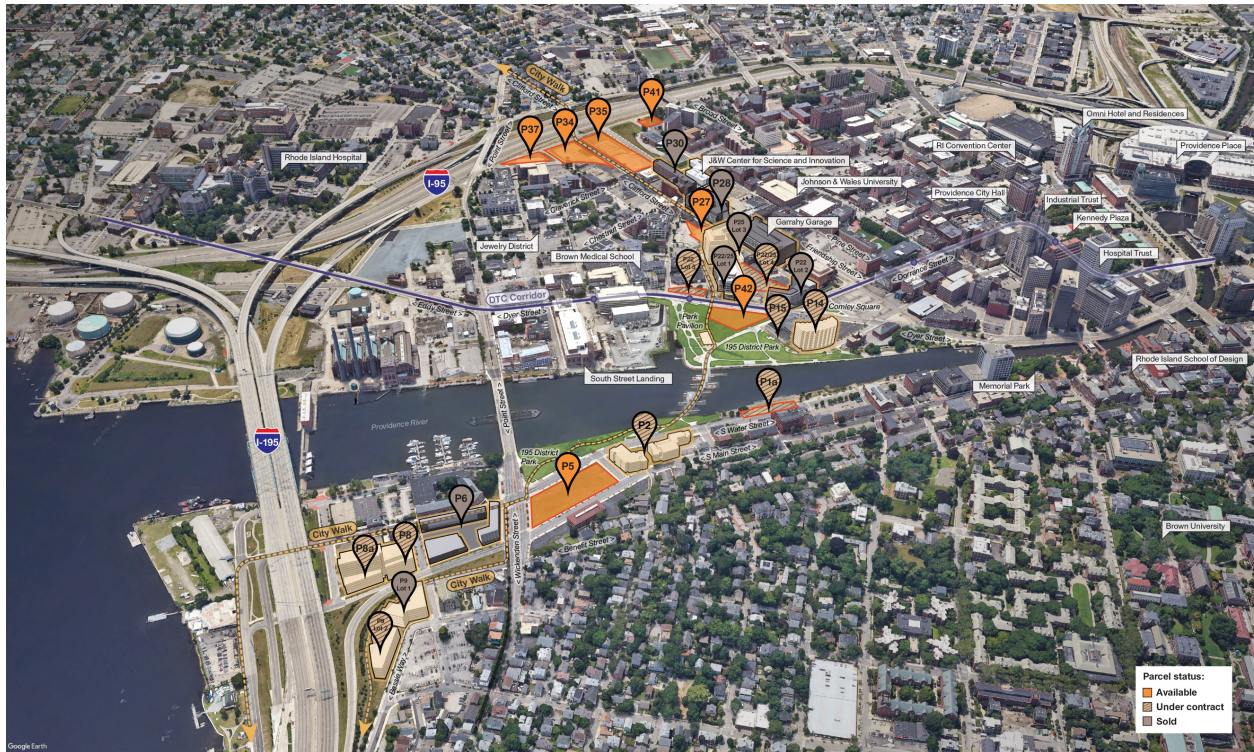


Figure 1. I-195 Redevelopment District

The District and surrounding area have benefited from significant public investments over the course of the last decade including:

- 195 District Park, a nearly seven-acre riverfront park
- The award-winning Michael S. Van Leesten Memorial Pedestrian Bridge across the Providence River
- An approximately 1,300-car garage sited adjacent to the District
- The Downtown Transit Connector (DTC) – a high frequency, direct bus rapid transit service from the Providence Amtrak/MBTA Station and Hospital District, routed through the west side of the District
- Enhanced bike infrastructure throughout the District including a dedicated two-way cycle track along South Water Street
- The extension of the Riverwalk pedestrian path from 195 District Park to Point Street

Nine private developments have been completed or are under construction on District parcels, including over 1 million SF of office, lab, hotel, residential, and retail space. Five additional projects are currently in predevelopment.

For more information on the District and current projects, please visit [www.195district.com](http://www.195district.com).

### *About District Park*

District Park is a seven-acre urban park located along the Providence River that opened in 2019. Connected by the Michael S. Van Leesten Memorial Bridge, District Park links the east and west sides of the city and has views of the skyline and the Providence River.

District Park is a vibrant and active public space that improves the quality of life for residents and workers in Providence and supports the development of an innovation district. In 2024, over 150 unique events were held between April and November with two seasonal, semi-permanent food and beverage establishments: a beer garden with a food truck program and an ice cream vendor. The array of events includes concerts, community gatherings, art markets, conferences, family activities, fitness and movement classes, film screenings, and more. There are approximately 5,000 visits to the park daily, totaling about 1.7 million visits in 2024.

The District is currently constructing an approximately 3,000-SF park pavilion that will include year-round food service operated by the Isle Brewers Guild in partnership with Seven Stars Bakery, public restrooms, and a park office. It will be completed in 2025.

For more information about District Park, visit [www.195districtpark.com](http://www.195districtpark.com).



*Figure 2. Park Map*

## **Site Boundaries**

Restricted locations in the park are depicted in Figure 3. Proposers should not consider locations in red.



Figure 3. Restricted Locations

## **Considerations and Expectations**

### *Structure and Improvements*

The District encourages creative and innovative proposals which may include a mobile facility or existing modular and/or prefabricated systems. Proposals should not be for permanent structures. No storage, restroom facilities, or furniture will be available to support a vendor.

### *Utilities*

The site has electrical service through outlets on the light poles (shown as asterisks in Figure 2 and 3); the outlets are 125 Volt, 20 amp. If a vendor requires a permanent connection to the electrical utility, service pedestals are available in the areas of the park indicated in Figure 3. The vendor will be responsible for coordinating and obtaining any necessary permits to connect to the pedestal. There is no access to potable water or sewage connection.

### *Permitting*

The selected Proposer will be responsible for all necessary permits and licenses necessary to operate the concession. This may include a building permit through the State of Rhode Island.

## **Submission Requirements**

### *Cover Letter*

Proposers shall provide a cover letter with the original signature of the person having proper authority to make the proposal. The cover letter should include at a minimum:

- The legal name and address of the entity or individual submitting the proposal
- If a legal entity, the date the entity was established
- The name and address of any other entities involved in the operations and programming
- The name, address, email, and telephone number of the person or persons who will serve as the principal contact with the District staff and be authorized to make representations on behalf of the Proposer

### *Narrative and Description*

Proposers shall provide the following information:

- 1) A narrative describing the proposer's vision for the project. It is understood the submitted plan is conceptual, and the District and its staff expect to collaborate with the successful Proposer to develop a final plan. This should include:
  - Where and how any equipment and furnishings will be stored when the concession is closed
  - A list of all on-site equipment
  - A conceptual site plan depicting:
    - The design components, dimensions, and preferred location within the park
    - Location of entrances and exits
    - Depiction of non-permeable barriers around the site
    - Location of trash
    - Proposed line queuing plan
    - Location of bathrooms (if any)
  
- 2) An operations plan including, but not limited to:
  - Hours of operation
  - Description of daily set-up and breakdown of the site
  - Staffing
  - Maintenance
  - Loading and unloading schedules
  - Storage
  - Trash management
  - Weather impacts
  - Public space description and activities
  - An alcohol management plan (if applicable) that includes methods for checking IDs and ensuring alcohol does not leave the designated area of service
  - Clearly state how the utility limitations noted above are incorporated into the plan
  
- 3) Statement of Qualifications including:
  - Existing and recent food/beverage/retail operations
  - Development/building and placemaking experience, including:
    - Specific locations
    - Description of project/types of businesses
    - Duration of project
    - Number of years in business
    - Information on customer base and/or sales, etc.

- 4) Identify source(s) of funds for upfront costs associated with permitting, installing and constructing the facility, including any outside investors, loans, and/or company equity.
- 5) Monthly and annual expense and revenue projections for three (3) years of operations, including a proposal for a license fee payable to the District. The District is open to profit-sharing and/or fixed-fee arrangements.
- 6) Implementation schedule, including a schedule for obtaining any necessary permits and anticipated opening date. Please also provide a schedule for the removal of any structure and clearance of the site at the end of the lease term.
- 7) A marketing plan for either owned or bought media that will be used to promote the space, including the messaging strategies, the brand voice, and social media plan. This should also include a signage plan that describes the wayfinding and signs to promote the space.
- 8) Three (3) references for the principal(s) representing business relationships, e.g., vendor, banker, etc. Provide the name of the organization, services, contact name, telephone number, and email.

The District and its staff reserve the right to request further information from finalists as they see necessary.

#### *Administrative Proposal Elements*

- Acknowledgment 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 District upon award
- A listing of all current and ongoing contracts which may be of conflict of interest
- A disclosure of all outstanding financial obligations with the State of Rhode Island
- Completion of the MBE/WBE/DisBE participation plan form attached as part of Appendix A
- The District will not provide any reimbursement for any cost associated with the development or presentation of a proposal

## **Selection Criteria**

	<b>Points</b>
<b>OVERALL EXPERIENCE &amp; DEMONSTRATED RESULTS</b> An assessment of the proposer(s)'s experience as it relates to the requirements within this RFP, qualifications of personnel, evidence of past performance, quality and relevance of past work, references, and related items.	40
<b>PROJECT VISION</b> An assessment of the quality and creativity of the proposal, including its ability to achieve the District goal of placemaking and activation.	40
<b>COMPLEMENTARY</b> As assessment on the extent to which the proposal is complementary to existing food and beverage operations and programming within and adjacent to the Park.	10
<b>FEE PROPOSAL</b> License fee payment proposed to the District.	10
Total	100
MBE/WBE/DisBE Participation (additional potential points)	6

## **ISBE Participation**

The Rhode Island Department of Administration has defined an ISBE as a small business enterprise that is owned by one or more individuals who are women or minorities as defined by R.I. Gen. Laws § 34-17.1-3 that is owned or controlled by one or more individuals with disabilities as defined by R.I. Gen. Laws § 37-2.2.-2. To be recognized, the business must be certified as either:

1. A minority business enterprise by the Office of Diversity, Equity, and Opportunity, a division in the Department of Administration (“ODEO”);
2. A women business enterprise by ODEO; or
3. A Disability Business Enterprise by the Governor’s Commission on Disabilities.

The District supports the fullest possible participation of ISBEs in the procurement of services. Proposers may receive up to six additional points for ISBE participation. Calculation of these points will be based on the methodology currently used by ODEO.



## **Logistics:**

Responses to this RFP are due by Friday, January 29, 2025 by 2:30 pm. One (1) electronic (PDF) version and four (4) printed copies of the complete proposal must be mailed or hand-delivered in a sealed envelope marked:

I-195 Redevelopment District  
Attn: Temporary Vendor and Concessions RFP  
225 Dyer Street  
Providence, RI 02903

## **Timeline**

<b>December 19, 2024 at 11:00 AM</b>	<b>Site Visit, please email <a href="mailto:jnathan@195district.com">jnathan@195district.com</a> to confirm attendance. <b>THIS IS A NON-MANDATORY SITE VISIT.</b></b>
<b>January 10, 2025 at 4:30 PM</b>	<b>Submission of Written Questions</b>
<b>January 15, 2025</b>	<b>Questions and Answers to be Posted</b>
<b>January 29, 2025 at 2:30 PM</b>	<b>Proposals Due</b>
<b>February, 2025</b>	<b>Proposer Interviews and Selection</b>

## **Notifications:**

- In accordance with R.I. Gen. Laws § 28-5.1-1(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 R.I. Gen. Laws § 7-1.2-1401(a), 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 Proposer.

**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 Jacob Nathan at: [JNathan@195district.com](mailto:JNathan@195district.com) no later than 4:30 pm on January 10, 2025. **No phone calls will be accepted.** 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.ridop.ri.gov](http://www.ridop.ri.gov) by January 15, 2025 to ensure equal awareness of important facts and details.

*The District reserves the right to reject any or all proposals for not complying with the terms of this Request for Proposals. In addition, the District reserves the right to modify the scope of services if in the best interest of the District. The District also reserves the right to negotiate with the successful Proposer in the event that the lowest responsive and responsible proposal price exceeds available funds. Any proposal may be withdrawn prior to the above scheduled time for the opening of proposals or authorized postponement thereof. Any proposals received after the time and date specified shall not be considered. No Proposer may withdraw a proposal 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 Proposer pursuant to this Request for Proposals, and by responding hereto, no proposers are vested with any rights in any way whatsoever.*

*APPENDIX A*

**PROPOSER ISBE RESPONSIBILITIES AND MBE, WBE, AND/OR DISABILITY  
BUSINESS ENTERPRISE PARTICIPATION FORM**

**A. Proposer's ISBE Responsibilities (from 220-RICR-80-10-2)**

1. Proposal of ISBE Participation Rate. Unless otherwise indicated in the RFP, a Proposer must submit its proposed ISBE Participation Rate in a sealed envelope or via sealed electronic submission at the time it submits its proposed total contract price. The Proposer shall be responsible for completing and submitting all standard forms as reasonably requested by the District's MBE/WBE/DisBe Coordinator including but not limited to the names and contact information of all proposed subcontractors and the dollar amounts that correspond with each proposed subcontract.
2. Failure to Submit ISBE Participation Rate. Any Proposer that fails to submit a proposed ISBE Participation Rate or any requested substantiating documentation in a timely manner shall receive zero (0) ISBE participation points.
3. Execution of Proposed ISBE Participation Rate. Proposers shall be evaluated and scored based on the amounts and rates submitted in their proposals. If awarded the contract, Proposers shall be required to achieve their proposed ISBE Participation Rates. During the life of the contract, the Proposer shall be responsible for submitting all substantiating documentation as reasonably requested by the District's MBE/WBE/DisBE Coordinator including but not limited to copies of purchase orders, subcontracts, and cancelled checks.
4. Change Orders. If during the life of the contract, a change order is issued by the Division, the Proposer shall notify the District's MBE/WBE/DisBE Coordinator of the change as soon as reasonably possible. Proposers are required to achieve their proposed ISBE Participation Rates on any change order amounts.
5. Notice of Change to Proposed ISBE Participation Rate. If during the life of the contract, the Proposer becomes aware that it will be unable to achieve its proposed ISBE Participation Rate, it must notify the District, and the District and the Proposer may agree to a modified ISBE Participation Rate

provided that the change in circumstances was beyond the control of the Proposer or the direct result of an unanticipated reduction in the overall total project cost.

**B. MBE, WBE, AND/OR Disability Business Enterprise Participation Plan Form:**

Attached is the MBE, WBE, and/or Disability Business Enterprise Participation Plan form. Proposers are required to complete, sign and submit with their overall proposal in a sealed envelope. Please complete separate forms for each MBE, WBE and/or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.

**MBE, WBE, and/or DISABILITY BUSINESS ENTERPRISE PARTICIPATION PLAN**

Bidder's Name:

Bidder's Address:

Point of Contact:

Telephone:

Email:

Solicitation No.:

Project Name:

This form is intended to capture commitments between the prime contractor/vendor and MBE/WBE and/or Disability Business Enterprise subcontractors and suppliers, including a description of the work to be performed and the percentage of the work as submitted to the prime contractor/vendor. Please note that all MBE/WBE subcontractors/suppliers must be certified by the Office of Diversity, Equity and Opportunity MBE Compliance Office and all Disability Business Enterprises must be certified by the Governor's District on Disabilities at time of bid, and that MBE/WBE and Disability Business Enterprise subcontractors must self-perform 100% of the work or subcontract to another RI certified MBE in order to receive participation credit. Vendors may count 60% of expenditures for materials and supplies obtained from an MBE certified as a regular dealer/supplier, and 100% of such expenditures obtained from an MBE certified as a manufacturer. This form must be completed in its entirety and submitted at time of bid. **Please complete separate forms for each MBE/WBE or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.**

Name of Subcontractor/Supplier:

Type of RI Certification:

MBE       WBE       Disability Business Enterprise

Address:

Point of Contact:

Telephone:

Email:

Detailed Description of Work To Be Performed by Subcontractor or Materials to be Supplied by Supplier:

Total Contract Value (\$):

Subcontract Value (\$):

ISBE Participation Rate (%):

Anticipated Date of Performance:

I certify under penalty of perjury that the forgoing statements are true and correct.

**Prime Contractor/Vendor Signature**

**Title**

**Date**

**Subcontractor/Supplier Signature**

**Title**

**Date**