

January 15, 2025
I-195 Redevelopment District
ADDENDUM NO. 001

Request for Proposals
For
Temporary Vendor and Concessions in 195 District Park

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 following questions were conveyed at the Site Visit on December 19, 2024 at 11:00 AM.

Question #1: Is it okay if our mobile concessions unit remains on site when closed?

Answer #1: Yes, this is possible. Considerations should be made concerning how to secure any infrastructure left on site, how to store any furniture or equipment, and the aesthetics of the site plan during non-business hours.

Question #2: Is there a dedicated area within the Park for alcohol sales?

Answer #2: Any proposed sale of alcoholic beverages must remain in a cordoned-off and contained area within the proposed site plan.

Question #3: How does liquor licensing work within the Park?

Answer #3: Applicants must already possess an existing liquor license in the state of Rhode Island. Alcohol sales within the Park are considered an extension of premises of the applicant’s current liquor license. The vendor must work with the Department of Business Regulations and City of Providence Board of Licenses to ensure proper liquor licensing for the proposed concession.

Question #4: Is 220v power available on the light poles within the Park?

Answer #4: It is permitted for a vendor to contract a licensed electrician to convert the existing 125v / 20a GFCI outlets to 220v.

Question #5: Do WaterFire lightings increase traffic in the Park?

Answer #5: Park staff have observed an uptick in visitors to the Park during WaterFire lightings. WaterFire has also conducted separate lighting events on the Michael S. Van Leesten Memorial Bridge, which connects the Park’s east and west sides.

Question #6: Are we responsible for trash removal?

Answer #6: The vendor is responsible for creating a trash plan and removing all waste generated by their proposed concession from the Park.

Question #7: Can furniture used during business hours remain on site when closed?

Answer #7: Yes. Considerations should be made concerning how to secure any furniture and the aesthetics of the site plan during non-business hours.

Question #8: Can we remove our mobile concessions unit from the Park for other commitments on the weekend?

Answer #8: This request may be considered and should be outlined in the proposal for further discussion with the District.

The following questions were submitted by email before January 10, 2025 at 4:30 PM.

Question #9: When there are events in the Park; Pride, Portugal fest, Flea market are we included in the events or do we still need to fill out separate applications?

Answer #9: The selected vendor(s) will be permitted to operate during Park events. If a vendor has a mobile setup, Park staff may require that the mobile setup be shifted to accommodate certain event site plans.

Question #10: Are we allowed to have live music?

Answer #10: Park staff will work with the selected vendor(s) to permit any proposed programming, including live music.

Question #11: Are there limitations on what we can serve? i.e., seltzers

Answer #11: Vendors should include items they intend to sell in their proposal.

Question #12: Are there regulations for operating hours? i.e., restrictions on how late we are open.

Answer #12: Vendors should include proposed operating hours as part of their proposal.

Question #13: Please clarify if proposers cannot consider locations inside the red lines, this means what is enclosed by the dotted red line, correct?

Answer #13: Proposers should not consider a location within the dotted red line shown in Figure 3 of the RFP labeled "Restricted Locations."

Question #14: What is the process for deciding our location, if our preferred location is not accepted?

Answer #14: Park staff will work with the selected vendor(s) on selecting a location if the proposed location will not work.

Question #15: Is there Park security, what are the hours of surveillance and is any vandalization to vendor property promptly reported?

Answer #15: There is no dedicated security staff. There is 24-hour video surveillance of the Park.

Question #16: Is there park WiFi?

Answer #16: Yes, there is an open public network. As part of the pavilion construction, improvements to the park's Wi-Fi infrastructure are also planned.

Question #17: Are there restrictions on where alcohol vendors can be placed in the park?

Answer #17: Vendors should propose their desired location, or a few potential locations. Park staff will discuss site specifics based on the proposed use to ensure a mutually agreeable location with a potential vendor. The District will require an alcohol management plan and a detailed site plan.

Question #18: How large should designated areas of alcohol service be?

Answer #18: Based on the details of the proposed use, park staff will discuss site specifics further with potential vendors.

Question #19: Should multiple alcohol vendors be placed in the same general area?

Answer #19: All alcohol sales must occur in a cordoned-off area, and all points of sale must be included in an approved site plan.

Question #20: How are utilities such as electricity paid for, is it included in the lease or a separate bill?

Answer #20: Utility use will be negotiated as part of the license agreement for the permitted use.

Question #21: Are temporary vendors expected to operate year round or seasonally?

Answer #21: The District prefers proposals that will operate year-round, but it is not a requirement.

Question #22: Could we have a rough square footage of the area we could possibly be working in, in order to develop the conceptual site plan for the narrative?

Answer #22: There is no proscribed square footage requirement, and the size of the site will vary based on the specifics of a proposal and the vendor's needs.

Question #23: The narrative mentions, “non-permeable barriers around the site.” Could you provide examples of such barriers that are also temporary? Are tents allowed? What are some examples of preferred options for non-permeable barriers?

Answer #23: Ropes, cordons, fencing, or other materials used to delineate the boundary of a service area will be considered. The District will review any proposed tents to determine if they are viable on the site.

Question #24: Please provide a clearer definition of “activating regularly”. Additionally, what is the minimum expectation of week day and weekend operating hours?

Answer #24: The District seeks proposals with regular business hours during the week and on weekends and prefers proposals that operate at least five days a week.

Question #25: Is there an existing list of known permits/licences that should be kept in consideration by vendors to help with the proposal process?

Answer #25: Vendors must obtain all pertinent licenses from the State Building Commissioner’s office, Department of Health, and hold an existing liquor license in the State of RI (if applicable).

Question #26: What are the busiest days/times for the park?

Answer #26: The park is busy throughout the week and averages 5,000 daily visits. The busiest times are mid-day and evening, and the busiest days of the week are the weekend.

Question #27: What are the busiest times of the year for the park?

Answer #27: Warm weather months tend to be busier.

Question #28: Can we be supplied with an event schedule for the park?

Answer #28: The Park’s event schedule can be found at www.195districtpark.com. Once approved and publicly announced, events are posted to the calendar. Park staff will also discuss the programming schedule with vendors to inform Park and vendor operations.

Question #29: Are we allowed to have private events? Example, a customer birthday party reservation for a set amount of time?

Answer #29: Private events must be approved by Park staff and may be subject to additional fees. The District strongly prefers that the concession remain accessible to the general public as much as possible.

***End of Addendum ***