I-195 Redevelopment District

Providence, RI

REQUEST FOR PROPOSAL

For A Feasibility Consultant

DUE DATE

October 23, 2013

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 in the heart of the Knowledge District 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 Lincoln D. Chafee (with guidance from Providence Mayor Angel Tavares and House Speaker Gordon Fox) and approved by the Rhode Island Senate. On April 24, 2013 Governor Lincoln D. Chafee and RIDOT announced the formal completion of the land transfer process between the State and the I-195 Redevelopment Commission. A total of 21 parcels were 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 will be in place for the entire district to meet the combined requirements of RI Department of Environmental Management (RIDEM) and (Coastal Resources Management Commission) this fall.

On April 8th, 2013, construction officially began on the "Iway Contract 14" portion of the land by RI Department of Transportation (DOT) to prepare it for development, which will establish utilities and street alignments to serve the new parcels between the Providence River and the I-95 corridor. In late 2013, a similar project will begin to restore city streets on the east side of the Providence River as well as resurfacing and landscaping work on I-95. Work in 2014-2015 includes the construction of a pedestrian bridge on the footings of the old Providence River Bridge and the realignment of Gano Street in the area of Washington Bridge, with the completion of the park and bridge areas by the end of 2015.

Scope of Work

An RFP based on a Frameworks being developed in Fall 2013 will provide businesses, developers and investors all the information needed to make a proposal that meets the guidelines as set by the 195 Commission. The intention is to simplify and answer questions that facilitate proposals through awareness of what is acceptable and what is highly desirable. It is also intended to provide guidelines and criteria by which proposals can be fairly compared, reviewed and judged.

The Commission is seeking a Feasibility Consultant who can review development proposals responding to the RFP for the I-195 parcels and make recommendations on overall feasibility to the I-195 Board. This assessment will include a proforma review that will incorporate a judgment

of market conditions for the uses proposed with comparables to support such judgments; it will include a comparable-backed judgment of operating expenses, taxes, insurance. The feasibility assessment will also review and advise on the fiscal impact, job creation, and land value (appraisal) of the Applicant's proposal. Applicants may be asked to submit some of these materials (market study, fiscal impact) as part of their Application. It will be within the Feasibility Consultant's scope of work to review the materials presented and determine if they are adequate, as well as to advise the Board on their content. The Feasibility Consultant would be knowledgeable about the priorities and highest and best uses as developed within the I-195 Frameworks and make recommendations as to solvency and longevity of the proposal. The Feasibility Consultant will present their recommendations to the Executive Director and if requested, to the entire I-195 Commission. The intent is to provide the Board with information by which they can make informed decisions to advance or reject development proposals.

Form of Engagement

The selected firm will be hired on a retainer basis with the expectation that when proposals come in, a scope of work proposal will be made on a project by project basis by the Feasibility 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. It is up to the Applicant to put funds in escrow to pay the fees required. A RFP will be sent out to the business and development community for the I-195 District parcels in January 2014. The services of the Feasibility Consultant will be needed on an on-going basis shortly thereafter as proposals come in.

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 (<$5M), medium ($5M - $25M) or large (>$25M) development review.

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

Please submit three (3) "hard" copies of the Proposal and one electronic copy by 12:00 P.M. on October 23, 2013.

Please direct proposals to:

Jan A. Brodie, Executive Director
I-195 Redevelopment District
315 Iron Horse Way, Suite 101

Providence, RI 02908

We appreciate your efforts in responding to this request and look forward to receiving your proposal. The Feasibility Consultant will be selected through a review of proposals by the Executive Director, with final approval by the Board of Commissioners.

195 Commission reserves the right to determine which Respondents have met the basic requirements of this RFP, whom, if any, it wishes to interview, and whom it selects based on which the Commission believes in its sole and absolute discretion, provides the greatest benefit to the Commission. Further, the 195 Commission reserves the right to cancel the solicitation prior to entering into any agreement with any qualified firm responding to this Request for Proposals, and by responding hereto, no firms are vested with any rights in any way whatsoever.

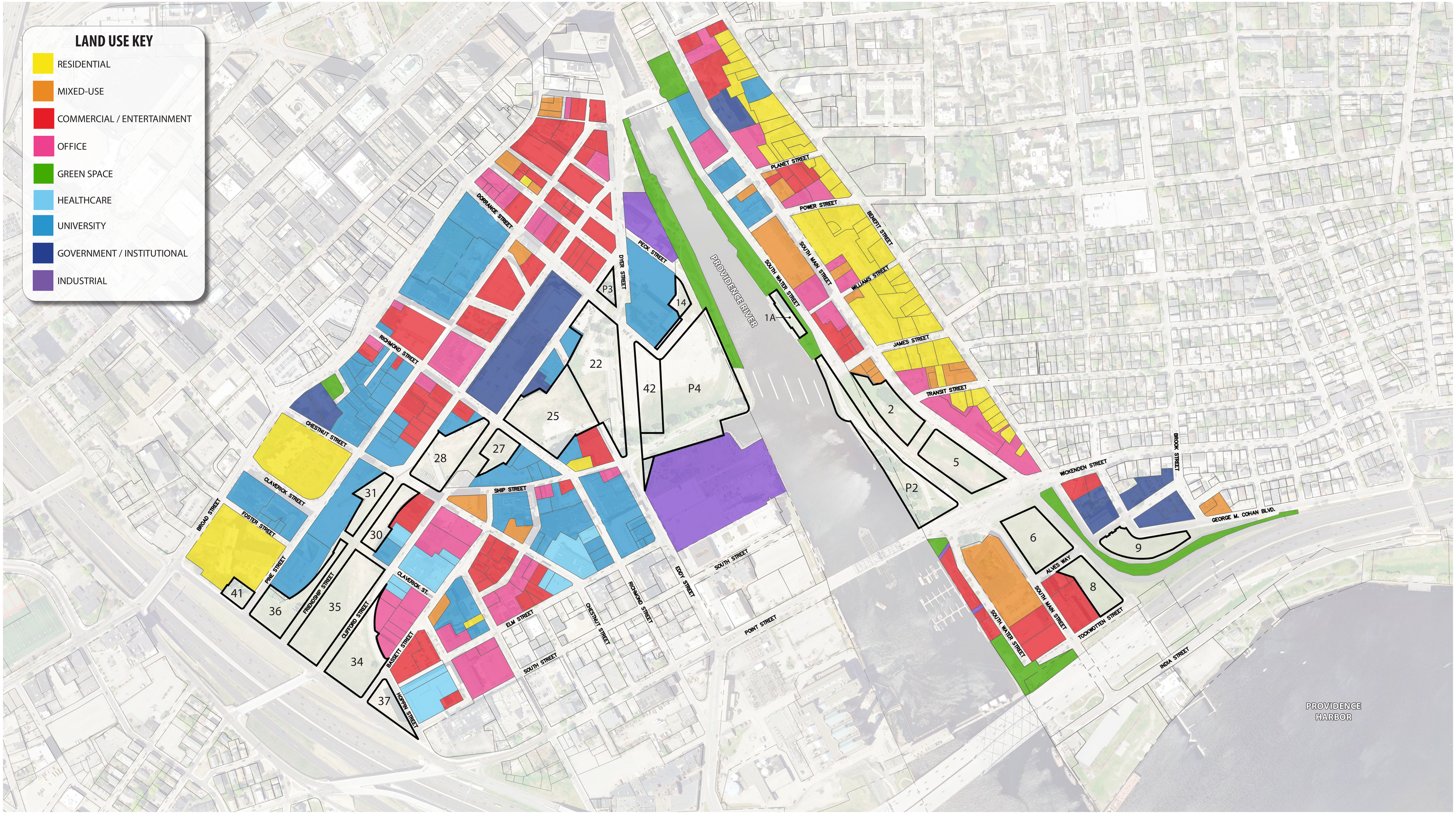
Firms are encouraged to review materials on the Providence Department of Planning & Development website: www.providenceri.gov

Attached: 195 Parcel Map and Area Uses

FUSS & O'NEILL

I-195 Redevelopment Commission

Providence, RI



Surrounding Land Use

SCALE 0' 100' 200' 300' 400'

FUSS & O'NEILL

I-195 Redevelopment Commission

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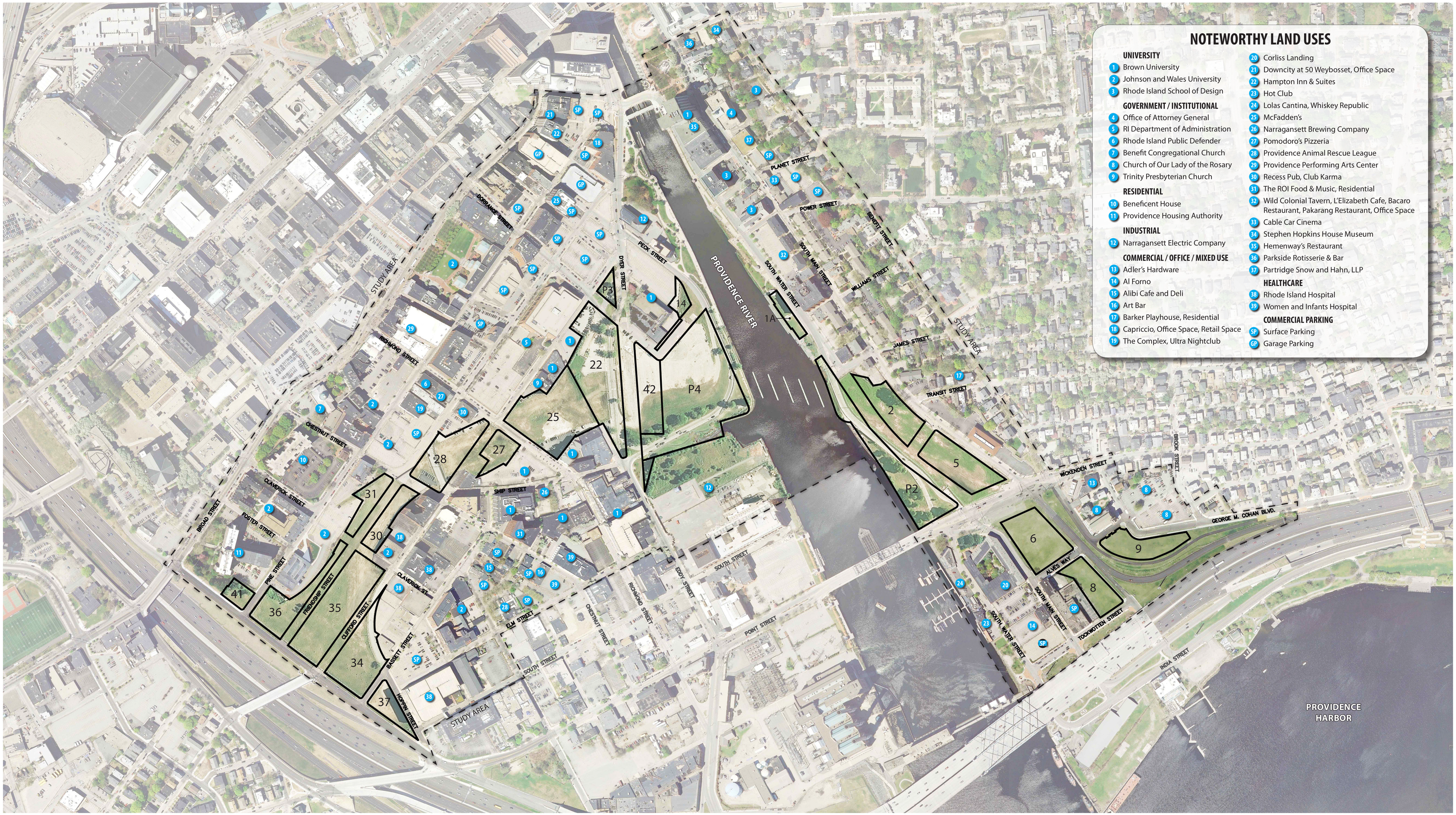

NOTEWORTHY LAND USES

UNIVERSITY

1. Brown University
2. Johnson and Wales University
3. Rhode Island School of Design

GOVERNMENT / INSTITUTIONAL

4. Office of Attorney General
5. RI Department of Administration
6. Rhode Island Public Defender
7. Benefit Congregational Church
8. Church of Our Lady of the Rosary
9. Trinity Presbyterian Church

RESIDENTIAL

10. Beneficent House
11. Providence Housing Authority

INDUSTRIAL

12. Narragansett Electric Company

COMMERCIAL / OFFICE / MIXED USE

13. Adler's Hardware
14. Al Forno
15. Alibi Cafe and Deli
16. Art Bar
17. Barker Playhouse, Residential
18. Capriccio, Office Space, Retail Space
19. The Complex, Ultra Nightclub
20. Corliss Landing
21. Downcity at 50 Weybosset, Office Space
22. Hampton Inn & Suites
23. Hot Club
24. Lolas Cantina, Whiskey Republic
25. McFadden's
26. Narragansett Brewing Company
27. Pomodoro's Pizzeria
28. Providence Animal Rescue League
29. Providence Performing Arts Center
30. Recess Pub, Club Karma
31. The ROI Food & Music, Residential
32. Wild Colonial Tavern, L'Elizabeth Cafe, Bacaro Restaurant, Pakarang Restaurant, Office Space
33. Cable Car Cinema
34. Stephen Hopkins House Museum
35. Hemenway's Restaurant
36. Parkside Rotisserie & Bar
37. Partridge Snow and Hahn, LLP

HEALTHCARE

38. Rhode Island Hospital
39. Women and Infants Hospital

COMMERCIAL PARKING

SP Surface Parking
GP Garage Parking

Surrounding Institutions

SCALE 0' 100' 200' 300' 400'