



REQUEST FOR INFORMATION

RFI NUMBER: RIDEM-2022-01

TITLE: DEVELOPMENT OF NEW SHORESIDE FACILITY IN TIVERTON, RHODE ISLAND TO SUPPORT COMMERCIAL FISHING, AQUACULTURE, SEAFOOD AND OTHER POTENTIAL USES

SECTION A. INTRODUCTION

The Rhode Island Department of Environmental Management (RIDEM) is hereby issuing a Request for Information (RFI) from interested parties for use in developing a subsequent Request for Proposals (RFP) from interested parties to develop and operate a new shoreside facility in Tiverton, Rhode Island. The facility, known as the former Chace Marina, is located at 169 Riverside Drive, Tiverton, Rhode Island – underneath and adjacent to the Sakonnet River Bridge. This RFI is intended to generate ideas for developing and operating the facility in ways that address the priority needs and interests of the local commercial fishing, aquaculture, and seafood industries. Ideas pertaining to other uses of the facility that meet local, regional, and/or statewide needs and interests will also be considered.

SECTION B: REQUEST FOR INFORMATION

This RFI outlines the type of information being solicited and response structure requested from potential respondents.

A. Site Description, Condition and Background

RIDEM acquired the former Chace Marina property from RIDOT in October 2021. The site consists of a 96-year-old, two-story industrial/commercial building with a reported gross floor area of 5,671 square feet. The building is situated on a 0.26-acre site and includes an attached marina with room for 25-30 berthing positions intended for use by Rhode Island's commercial fishing fleet. See Attachments A and B, showing the location and photos of the parcel, respectively.

Building configurations:

- The first floor of the building includes a 1,428 square-foot space in the front of the building (east/street side). This area formerly served as a retail space. This space includes a 209 square-foot office/storage room in the back corner.

- The first floor also includes a 1,218 square-foot space in the rear of the building (west/water side). This area formerly served as a seafood processing area. The area includes a 133 square foot freezer, a 14-foot-wide garage door on the north side and a 6-foot wide garage door on the south side.
- Two adjacent bathrooms, 54 square feet in total size, are situated between the front and back rooms on the first floor.
- The first floor also includes a 360 square-foot storage area and 44 square-foot closet, accessible from the west/waterside of the building.
- The second floor of the building includes three large rooms that formerly served as office spaces. The rooms are approximately 625 square feet (west), 100 square feet (middle), and 285 square feet (east) in size.

See Attachment C, showing the layout of the building.

Open areas on the parcel include a grassed area on the north side of the building (septic system, to be abandoned), a concrete pad that runs along the south side with a stub that extends off the west side, and a crushed stone area on the south side.

Following acquisition of the property, RIDEM hired GZA GeoEnvironmental, Inc. to perform a Level II-Property Condition Assessment for the building and site. That Assessment was completed in the spring of 2022 and is available upon request. The Assessment documents the need for significant capital improvements to render the building and property suitable for reuse.

The building is in generally fair condition with respect to its age, use and location. It has been vacant and unoccupied for several years. Historically, it served as a private marina and seafood processing facility. More recently, it served as a commercial retail shop, and then as an office and staging area for the construction of the new Sakonnet River Bridge.

The property is adjacent to and south of a relatively new fishing pier and boat ramp, owned and operated by the Rhode Island Bridge and Turnpike Authority (RIBTA). A public parking area, also owned and operated by RIBTA, is directly across the street from the property and the fishing pier/boat ramp.

The property includes two access points from Riverside Drive: a paved entrance on the north side of the building and a crushed stone parking area to the south of the building. There are currently seven (7) parking spaces, delineated with painted striping, along the paved entrance on the north side of the building. Additional parking is available within the crushed stone area to the south of the building.

A new municipal sewer line is being installed on Riverside Drive, adjacent to the facility, and will provide new sanitary sewer service to the facility.

B. Vision

The site offers an outstanding, once-in-a-lifetime opportunity to sustain and grow Rhode Island's economically vital commercial fishing, shellfish farming, and seafood industry via a new state port facility in the East Bay portion of Narragansett Bay. This central vision lies at the heart of this RFI. The unique nature and location of the facility may lend itself to a wide range of blended uses. RIDEM is particularly interested in soliciting ideas for uses that support and complement this central vision. RIDEM will also consider ideas for alternative uses.

C. Redevelopment Strategy

RIDEM is poised to move forward with redevelopment and reuse of the site as follows:

1. RIDEM has sought and received a conceptual design for the marina portion of the site. Using state and federal funds and contractual services, RIDEM intends to undertake the redevelopment of the marina portion of the site, in accordance with the conceptual design, with projected completion in 2023-2024.
2. RIDEM has sought and received a Level II-Property Condition Assessment for the building and shoreside portion of the site. Using state and federal funds, RIDEM intends to undertake upgrades and improvements to the building and shoreside portion of the site necessary to render the property code compliant and structurally suitable for use and potential further development by one or more leaseholders. The projected completion for this phase of work will also be 2023-2024.
3. Via this RFI, RIDEM is seeking ideas for the use and operation of the building and shoreside portion of the site. Ideally, such use and operation would complement, at least in part, the marina portion of the site. Such use and operation may involve additional development of the building and/or site to support and accommodate the use and operation.
4. Based on responses to this RFI, RIDEM will draft a proposed plan for using and operating the shoreside portion of the site and issue one or more RFPs in accordance with that plan. The RFP process will be aimed at securing one or more leaseholders to operate one or more businesses or activities at the facility. As part of the RFP process, RIDEM will seek cost proposals.
5. Based on responses to the RFP(s), RIDEM will select one or more tenants, finalize any financial arrangements necessary to support additional development of the building and/or site in accordance with the interests of the tenant(s), enter into one or more lease agreements with the tenant(s), oversee any additional development, and render the new facility operational. RIDEM is targeting 2025 for completion of all aspects of the project and full operation of the new facility.
6. As a state-owned property, RIDEM will oversee and manage, in perpetuity, the entire property (marina and shoreside portion of site, including building) consistent with any/all berthing and lease agreements. Depending on the nature of lease agreements, tenants may be responsible for certain capital

improvements, as well as maintenance and management activities and functions.

D. **RFI Response**

The following outline is intended to standardize and structure responses to this RFI for ease of analysis.

Content of Submissions

There are no specific requirements regarding the content of submissions. However, the following guidelines offer a framework for the types of information being solicited, and to assist respondents with describing concepts, interests, and needs, as well as value and benefits. These are offered for consideration and guidance; they are not required elements. Additional information and ideas that fall outside of these elements may be included.

1. Describe the ***type of operation or activity*** you would propose for this facility. Note whether it would be a for-profit business or nonprofit operation/activity.
2. Describe ***how your submission relates to the vision*** set forth in this RFI. If proposing an alternative approach, describe the goal or vision you seek to achieve.
3. This RFI is aimed at considering a range of uses for the facility – from a single-purpose use by an individual leaseholder to multipurpose uses by two or more leaseholders. As described in detail above, the facility consists of a first floor, with large front and back spaces, and a second floor, with three rooms. The property also includes limited open spaces, limited parking spaces, and a 25-30 slip marina. Identify the ***area(s) of the building and/or site*** that pertain to the operation(s) or activity(s) you would propose.
4. Characterize the ***capital improvements*** to the facility that would be needed to support and enable the operation(s) or activity(s) you would propose.
5. Options for financing capital improvements to the facility range from upfront investments of public funds, with returns generated via lease fees and boosts to the local and state economy, to upfront investments by leaseholders with credits earned via reduced or deferred lease fees, to a mix of those two approaches. Characterize your potential interest in ***investing*** in capital improvements to support the operation(s) or activity(s) you would propose. As well, characterize your potential needs and expectations regarding publicly funded capital improvements to the facility.
6. Characterize the direct and indirect ***job opportunities*** that would be associated with the operation(s) or activity(s) you would propose. Would such opportunities largely involve retaining existing jobs, creating new jobs, or both? Note the number of jobs and pay scale(s) you envision for operation(s) or activity(s) you would propose.

7. Characterize the ***value and benefits*** to be derived from the operation(s) or activity(s) you would propose. These might include: economic recovery and resilience, economic growth and stability, innovation, food security, workforce development, responding to the needs and interests of the local community, equity and support for underserved communities, advancements in science, research and education, climate change mitigation, other environmental improvements, and any other type of value or benefit falling outside of these general categories.
8. Characterize the nature of any ***partnerships or regional collaboration*** associated with the operation(s) or activity(s) you would propose.

Instructions and Notifications to Respondents:

1. Interested parties are advised to review all sections of this RFI carefully and to follow instructions completely, as failure to make a complete submission as described below may result in rejection of the response.
2. RIDEM invites questions, comments, suggestions and recommendations from interested parties on any issues pertaining to this RFI. Please note it is not a requirement to answer all questions. Address any questions, comments, suggestions or recommendations to Daniel Costa, State Ports Manager, RIDEM, via email at Dan.Costa@dem.ri.gov. In the subject line, write: "RFI-Development of New Shorefront Facility in Tiverton, RI."
3. Alternative approaches and/or methodologies to accomplish the desired or intended results of this RFI are welcome.
4. This is a Request for Information, and as such no award will be made as a result of this solicitation.
5. Costs are not being considered with this RFI; thus, no cost proposals are to be submitted.
6. Any/all costs associated with attending a site visit and informal on-site briefing, and/or developing or submitting responses to this RFI, and/or providing oral or written clarification of the content of a response shall be borne by interested parties. RIDEM assumes no responsibility for any costs associated with this RFI.
7. **Submissions provided in response to this RFI must be received on or before 4 pm on September 9, 2022.** Submissions must be submitted via email to Dan.Costa@dem.ri.gov. Submissions must be in the form of a PDF. Submissions must follow the following content and format requirements:
 - a. Provide the name of the individual, firm, or organization submitting the response.
 - b. Provide the name, mailing address, email address, and phone number of the respondent's principal contact.
 - c. Provide the RFI number, as shown at the beginning of this document, and the title of this RFI, written as follows: "RFI-Development of New Shorefront Facility in Tiverton, RI"

- d. All submissions shall be typed single-spaced with 1" margins on white 8.5" x 11" paper using 12-point Calibri or Times New Roman font. No handwritten submissions will be accepted.
- e. All submissions shall be limited to a narrative of not more than six (6) pages, not including any attachments. Attachments may be included but are not required.
- f. All pages shall be sequentially numbered in the footer, starting with number 1 on the first page of the narrative through to the end, including any/all attachments.
- g. The name of the individual, firm, or organization submitting the response should appear on every page, including attachments.

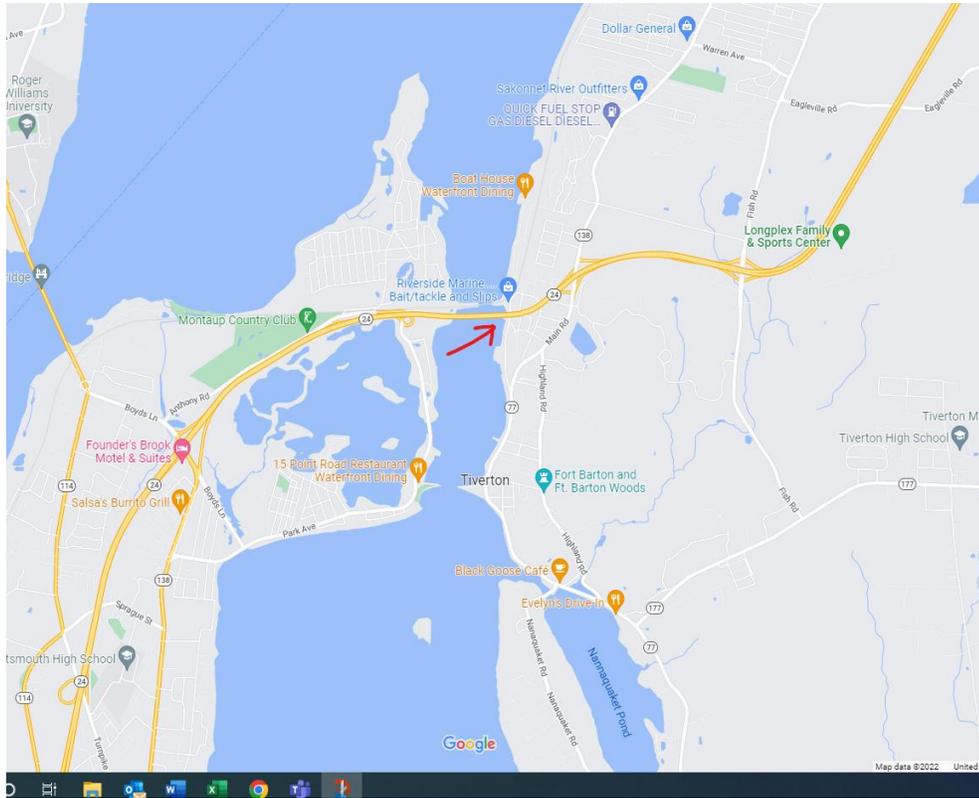
Opportunities for Site Visits

Upon request, RIDEM will schedule site visits with interested parties. These would occur during the week and may be done in the form of group tours. To arrange a visit, contact Daniel Costa at Dan.Costa@dem.ri.gov.

SECTION C. DISCLAIMER

This Request for Information is solely for information and planning purposes; it does not seek formal proposals nor invite bids. All information received in response to this RFI shall be deemed confidential and shall not be made available to the public. Responses to this RFI will be held by RIDEM and not returned.

Attachment A – Location of Parcel



Attachment B – Photos of Parcel



Attachment C – Building Layout

