



SITE VISIT for the DOWNTOWN GATEWAY PROJECT RFP PAWTUCKET, RHODE ISLAND

Site Visit - Monday, August 5 @ 10:00 AM

A site visit will be held for Respondents on August 5th at 10:00AM. The site visit will not be required nor mandatory and will allow interested parties to independently walk the site (not interiors of existing buildings). Interested parties will gather at the entrance to 100 Main St. and be asked to sign-in. After sign-in, they will be allowed to independently tour the exterior of the subject parcels. Site visits to 68 Broadway, the former Manning-Heffern Funeral Home will be conducted on August 5th for walk throughs only. It is the intent of the process to seek that any and all questions be submitted in writing, captured and published per the Questions & Answers procedures below. As such, the site visit will not include a discussion or Q&A format.

Subject Property

The disposition properties subject to this RFP, known generally as the Pawtucket Redevelopment Area is comprised of approximately 20 acres in downtown Pawtucket under the control of the Pawtucket Redevelopment Agency. Respondents are expected to consider projects that incorporate a single parcel, multiple parcels, a combination of parcels or all parcels:

Address	Assessors Map	Square Feet
46 Main Street	Plat 23, Lot 0541	23,634
10 School Street	Plat 23, Lot 0542	29,479
33 Main Street	Plat 23, Lot 0562	31,797
101 Main Street	Plat 23, Lot 0670	57,063
100 Main Street	Plat 23, Lot 0553	395,960
Broadway	Plat 22, Lot 0287	50,965
68 Broadway	Plat 22, 0301	24,008

Thank you for attending today's Site Visit

RFP Schedule & Logistics

SUBMISSION DEADLINE AND REQUIREMENTS

To comply with this RFP, 1 USB/flashdrive, 1 original hard copy, plus an additional 7 copies shall be submitted to the PRA at the following address:

Downtown Gateway Project Pawtucket, Rhode Island
ATTN: Bianca Policastro, PRA Director
137 Roosevelt Avenue, Suite 100
Pawtucket RI 02860

Proposals should be marked “Downtown Gateway Project Pawtucket, Rhode Island” and must include all required documents. The deadline for submitting proposals either in person or by mail is 5:00 p.m., September 17, 2024

SCHEDULE (APPROXIMATE AND SUBJECT TO CHANGE)

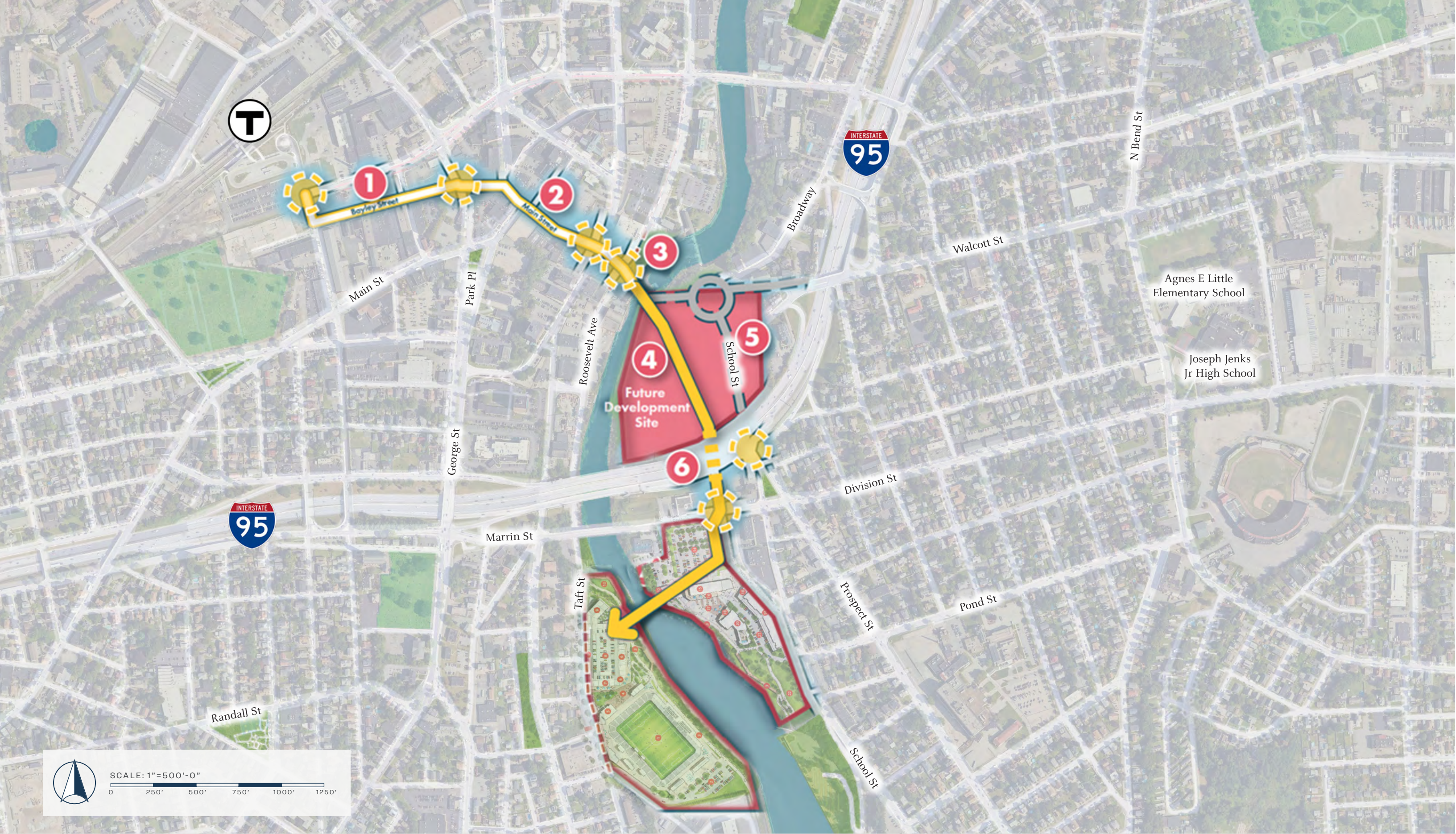
- RFP Released..... July 15, 2025
- Site Visit (not Mandatory) August 5th, 10:00AM
- Questions Due..... August 13th by 5:00PM
- Questions Answered..... August 22nd
- RFP Responses Due..... September 17th by 5:00PM
- Interviews, as needed Week of Sept. 23rd + Sept 30th
- Selection of Developer..... October 2024

QUESTIONS & ANSWERS

Any questions shall be submitted via email to Timothy Chapman, PRA Attorney Chapman@eplaw@necoxmail.com and Bianca Policastro PRA Director bpolicastro@pawtucketri.gov with the Subject Line Item: Downtown Gateway Project Pawtucket, Rhode Island no later than 5:00 PM on August 13th.

Those submitting questions must include their name, address, telephone number and email address with any questions.

An addendum with questions and answers will be published/posted on the PRA website under the Downtown Gateway Project bid page by noon **August 22nd** as an addendum to this RFP.



Apex Site Redevelopment

CONTEXT MAP
APRIL 23, 2024

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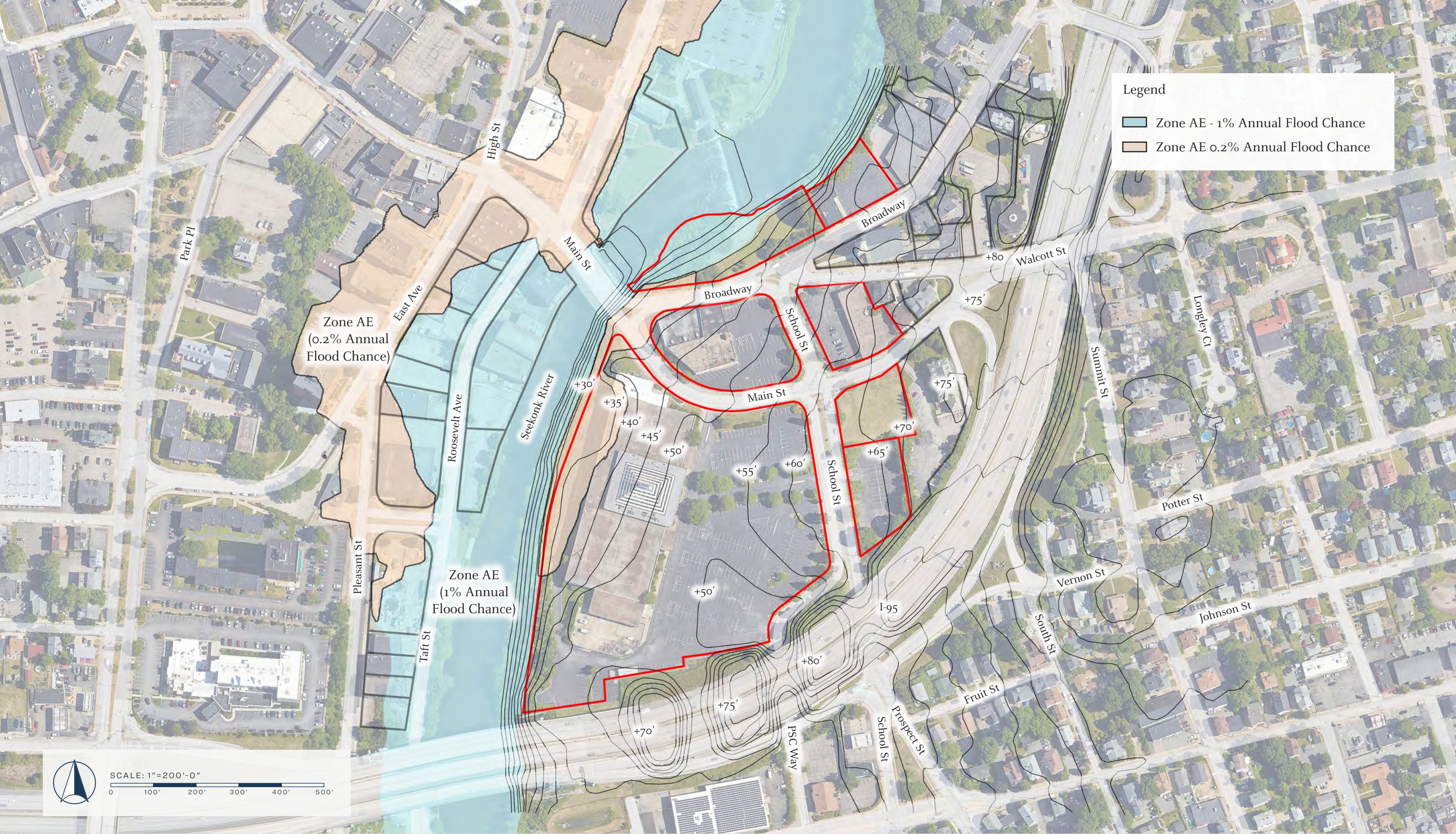


Apex Site Redevelopment

EXISTING CONDITIONS
APRIL 23, 2024

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Legend

- Zone AE - 1% Annual Flood Chance
- Zone AE 0.2% Annual Flood Chance

SCALE: 1"=200'-0"

0 100' 200' 300' 400' 500'

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FEMA FLOOD OVERLAY
APRIL 23, 2024

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SCALE: 1"=200'-0"
 0 100' 200' 300' 400' 500'

Apex Site Redevelopment

SITE SURVEY
 APRIL 23, 2024

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