

Announcement of Request for Proposals (RFP)

Downtown Gateway Project Acquisition and Development City of Pawtucket, Rhode Island

The Pawtucket Redevelopment Agency (“PRA”), in coordination with the City of Pawtucket (“the City”) seeks development proposals for the Downtown Gateway Project.

The solicitation is the next step in the continued effort to redevelop approximately 20 acres located in the Pawtucket Redevelopment Area, as established under the City’s 1982 Pawtucket Redevelopment Plan.

The primary purpose of the Request for Proposals (“RFP”) is to select development partner(s) with demonstrated experience and capacity to help implement projects that best address the needs and goals of the community as described herein. Secondly, the request serves as a notice of the PRA’s intent to dispose of all or a portion of the project site, contingent upon approval by the PRA with all requirements of law governing disposition of real property by the PRA.

The overall area subject to this RFP is of a significant scale, holds a central urban location and provides an opportunity to reshape Pawtucket for generations. As such, this process will likely illuminate opportunities to connect private interests and investment with public goals. Potential changes will seek to enhance existing businesses and stakeholders and support new development and to eliminate blight. Given the relatively open nature of this RFP and the opportunities contained within this process, the solicitation and selection process will be flexible. The PRA is intending to identify thoughtful, capable and proven Respondents that can help implement the overall vision and help catalyze the redevelopment of the overall area.

SCHEDULE (APPROXIMATE AND SUBJECT TO CHANGE)

- RFP Released.....October 6, 2025
- Site Visit (not Mandatory) October 27, 2025 10:00AM
- Questions Due..... November 3, 2025 by 5:00PM
- Questions Answered..... November 10, 2025
- RFP Responses Due..... December 8, 2025 5:00PM
- Interviews, as needed Weeks of December 15th + December 22nd
- Selection of Developer..... January 2026

Late proposals may not be accepted. Any proposals received after the date and time specified in this RFP may be rejected as non-responsive, and not considered for evaluation subject to the PRA’s sole discretion.

Proposals submitted to the PRA will become property of the PRA. After opening, all proposals become public documents and are subject to the requirements of the State law.

Respondents may designate sections or specific information as CONFIDENTIAL to the extent that they include trade secrets or commercial or financial information that is of a privileged or confidential nature; however, disclosure is ultimately at the discretion of the PRA and or the City.

SITE VISIT

A site visit will be held for Respondents on October 27th 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 October 27th for walk throughs only.

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: Jason M. Pezzullo, 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 December 8, 2025 at 5:00 p.m.,

QUESTIONS & ANSWERS

Any questions shall be submitted via email to Timothy Chapman, PRA Attorney Chapman@eplaw.necoxmail.com and Jason Pezzullo PRA Director jpezzullo@pawtucketri.gov, with the Subject Line Item: Downtown Gateway Project Pawtucket, Rhode Island no later than 5:00 PM on November 10, 2025.

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 City’s website under the Downtown Gateway Project bid page by noon as an addendum to this RFP.

The bid along with any addenda will be posted here: <https://pawtucketri.gov/downtown-gateway-project-rfp/>.

Disclaimer: The PRA will attempt to communicate any changes/addenda to this RFP; however, it is the Respondent’s responsibility to check the City’s website regularly for any updates, corrections, or information about deadline extensions.

(401) 728-0500, Ext. 430



Jason M. Pezzullo, MRP, MPA, AICP
Director



Donald R. Grebien
Mayor