

THE UNIVERSITY OF RHODE ISLAND

Solicitation Information

:

TITLE:

Submission Deadline: (Eastern Time)

PRE-BID/ PROPOSAL CONFERENCE:	YES	NO
MANDATORY:		
If YES, any Vendor who intends to submit a bid proposal in response to this solicitation must have its designated representative attend the mandatory Pre-Bid/ Proposal Conference. The representative must register at the Pre-Bid/ Proposal Conference and disclose the identity of the vendor whom he/she represents.		
DATE & TIME:		
LOCATION:		

Questions concerning this solicitation must be received by the URI Purchasing Department at URIPurchasing@uri.edu no later than (EST). Questions should be submitted in a *Microsoft Word attachment*. Please reference the RFP# on all correspondence. Questions received, if any, will be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

BID SURETY BOND REQUIRED:	YES	NO
PAYMENT AND PERFORMANCE BOND REQUIRED:	YES	NO

BUYER:

Note to Applicants:

- Applicants should register on-line at the URI Controller's Website at <https://web.uri.edu/controller/accounts-payable/suppliers/>
- Proposals received without a completed URI Bidder Certification Form may result in disqualification. **(only applicable when attached)**

Respondent Information:

Company Name _____

Address _____

Contact Name _____

Contact Email _____ :

Contact Phone _____

SECTION 1: INTRODUCTION

The University of Rhode Island Board of Trustees /University of Rhode Island is soliciting Informational responses from qualified OFFERORS to provide a proposed usage of the University of Rhode Island's W. Alton Jones Campus in accordance with the terms of this Request for Information ("RFI") and General Terms and Conditions of Purchase which may be obtained at: <https://web.uri.edu/strategic-procurement/purchasing/>.

This is a Request for Information ("RFI"), not a Request for Proposals. Responses will be evaluated in accordance with the solicitation. There shall be no public opening and reading of responses received by the University of Rhode Island pursuant to this solicitation, other than to name those vendors who have submitted responses.

SECTION 1. INSTRUCTIONS AND NOTIFICATIONS TO VENDORS:

1. Potential vendors are advised to review all sections of this RFI solicitation carefully and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the response.

2. The University invites comments, suggestions and recommendations from potential vendors and other interested parties on any questions or issues raised in this RFI solicitation. Vendors are not required to answer all questions.

3. Alternative approaches and/or methodologies to accomplish the desired or intended results of this RFI solicitation are solicited.

4. This is a request for information only, not a request for proposals or price quotes. Therefore, no award shall be made as a result of this solicitation. RFI responses will be reviewed, and for procedural purposes, RFI's will be cancelled following the closing date.

5. All costs associated with developing or submitting a proposal in response to this RFI solicitation or for providing oral or written clarification of its content, shall be borne by the vendor. The University of Rhode Island assumes no responsibility for any vendor costs even if the RFI is cancelled or postponed.

6. Any and all information submitted to the University for consideration in response to this RFI solicitation shall not be considered to be public records as defined in Title 38, Chapter 2 of the General Laws of Rhode Island unless and until there is a contract award through a subsequent, related procurement.

7. Vendors are responsible for monitoring the RI Division of Purchases website on a regular basis, as additional information relating to this RFI solicitation may be released in the form of addenda, as necessary.

Restrictions on Communications – No Bidder-initiated contact, other than normal business activities not associated with this procurement, will be allowed after the issuance of this RFI between Bidders and University employees or their agents regarding this solicitation, except with express permission of the University Purchasing Department. Any such other contact may be considered improper and may disqualify a Bidder from further consideration. The appropriate channel to direct any communications, concerns or questions regarding the RFI is through the email address provided herein.

SECTION 2: BACKGROUND & SCOPE

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

A. Background

The University of Rhode Island is seeking Information from federal and state agencies, municipalities, hospitality and camp operators, land or facility tenants, or other qualified entities (hereafter, “Proposer”) for possible uses of a portion of the University of Rhode Island’s W. Alton Jones Campus in West Greenwich, Rhode Island.

The University of Rhode Island has held the W. Alton Jones Campus since 1964 and has used the location for ongoing research and educational programs in multiple disciplines across the University as well as operating a conference center, an environmental education center, summer camps, and a historic farm.

The University is currently formulating its next ten-year comprehensive campus plan, building on its Strategic Plan Focus URI 2023-2033, including a plan for the W. Alton Jones Campus and wishes to receive a wide range of proposals for potential uses of the property that support the University’s mission as a land grant institution while not conflicting with research and education activities on the campus. The W. Alton Jones Campus has been an important asset to the University for over fifty years and the University seeks to find the next best use of this important property.

The University welcomes qualified responses and may, at the sole discretion of the University, solicit at a future date Request for Proposals (RFP) to select one or multiple Proposers.

The campus is not currently for sale, nor does the University intend to offer the campus for sale. The University is open to executing a long-term lease for certain portions of the campus, based on the result of a future RFP process.

General Property Description

The W. Alton Jones campus is a 2,300-acre wooded campus in West Greenwich, Rhode Island accessed via a two-mile paved road with adjacent electrical utilities and crossed by a number of streams and brooks, some of which are dammed.

The former retreat of oil executive W. Alton Jones, the campus includes the Whispering Pines Conference Center, an environmental education facility, a historic farm, numerous outbuildings, and the 75-acre Eisenhower Lake located near the Whispering Pines Conference Center.

The Whispering Pines Conference Center includes the Whispering Pines Lodge (10,200 sf), the Sycamore Lodge (11,000 sf), and two smaller lodges (the Laurel Lodge [5,200 sf] and the Nettles Lodge [3,000 sf]) as well as numerous support buildings including a 1,000 sf caretaker’s cabin.

The Environmental Education Center includes an 11,500 sf main building as well as additional outbuildings and cabins for campers.

Woodvale Farm includes approximately nine acres and has two houses (2,800 sf & 2,580 sf), two barns (4,375 sf & 4,740 sf), a classroom building (745 sf) and a few support facilities. In addition, there are numerous outbuildings in varying condition throughout the campus, including on the historic Poor Farm.

Except for the developed areas around the former conference center and environmental education center, the campus is primarily wooded, with a few clearings and multiple unpaved access roads. The property abuts public land on its western and southern borders (RIDEM, Arcadia Management Area) and rural residential areas elsewhere. The property includes a few small wetlands and at least four small historical cemeteries.

See Exhibit 1 for more details on the property.

Zoning

The property is zoned OSPL (Open Space Public Land) per West Greenwich Zoning Ordinance. (See: <https://ecode360.com/31440490>)

Utilities

National Grid provides electric service to master meters at service poles that serve sections of the campus. Internal distribution lines are currently owned and maintained by URI. The campus is served by four URI-owned and operated onsite wells to provide both potable and fire protection water service, some of which will need servicing to meet Department of Health requirements. Wastewater from the W. Alton Jones Campus is disposed of on-site via subsurface disposal facilities. The campus is not served by any municipal natural gas systems. Propane tanks are located at buildings where gas devices currently operate.

General Conditions of Use and/or Management

The University of Rhode Island seeks proposals primarily for the use and/or management of The Whispering Pines Conference Center on the W. Alton Jones Campus (the unreserved portion of the campus being referred to as the “Property”). Proposers can propose exclusive uses for the Whispering Pines Conference Center and its surrounding land, subject to the restrictions noted below, and can propose shared program use of the Environmental Education Center (“EEC”) and Woodvale Farm (“Farm”) areas. Any proposals for the EEC and the Farm must be for non-exclusive use.

The University will reserve and maintain full control and exclusive use of roughly 785 acres of the campus specifically for the purposes of current and future research and education activities. In addition, the entirety of Phillips Brook and Acid Factory Brook (within the campus boundary) are reserved for ongoing research and education; Eisenhower Lake is designated as research waters, though the University is open to considering its shared usage, within limitations. See Exhibit 1 for details (note that Exhibit 1 is a representation of the campus and is not an exact surveyed document).

The following restrictions apply to all proposed use and/or management of the Property:

Prohibitions:

- Industrial, commercial retail, or commercial office uses (except as incidental to permitted uses)
- Addition of extensive parking facilities
- Any residential subdivision
- Any activities that would demand extensive clear-cutting of forested areas
- Commercial solar arrays
- Commercial wind power generation
- Amusement parks or other entertainment venues

Given that the Property abuts rural residential areas and property access passes through these areas, the University expects that any proposed use or management of the Property would show consideration relative to the Property’s neighbors. Proposers are urged to put forward proposals that emphasize sustainability and stewardship of the natural and historical assets of the campus.

Under any scenario, the University will maintain the right to free and clear access to the acreage maintained under its control for university use. Any costs associated with maintaining this acreage (e.g., utility buyback, road maintenance, forest management, etc.) may be negotiated.

Requirements of Use

The Proposer will be responsible, in full, for all aspects of design, construction (if any), operations, and maintenance of any proposed use, including permitting. In addition, the Proposer is responsible for all due diligence prior to committing to a proposed use of the property.

All operational expenses including utilities, taxes (including potential property taxes if the property is used for commercial activities), permits (e.g., operations licensing, stormwater and building permits, etc.) shall be the responsibility of the Proposer. In addition, all improvements to the property, maintenance to existing facilities, and utility and other property services (e.g., rubbish disposal, plowing, well maintenance, utility connections, etc.) will be the responsibility of the Proposer, if any.

Design

The Proposer is responsible for any and all costs of planning and design. In the event the proposal includes construction, the University of Rhode Island, through its Office of Planning and Real Estate Development, reserves the right to approve or disapprove all plans and design specifications at schematic design and design development, with the option for review of 100% construction documents before any work may begin.

All proposed designs will need to abide by all federal and Rhode Island code and safety regulations, as well as any additional energy and environmental regulations and any required operating permits. Agency or other regulatory body design review, approval, and associated permitting relative to these requirements will be the responsibility of the Proposer.

Review Process

The University will review proposals for suitability for purpose, consistency with the University's mission, Strategic Plan (Focus URI 2023-2033), benefit to the University, viability, and completeness.

SECTION 3: QUESTIONS

Questions concerning this solicitation must be e-mailed to the URI Purchasing Department no later than the date and time indicated on page one of this solicitation. No other contact with University parties is permitted. Please reference the RFI# on all correspondence. Questions should be submitted in writing in a Microsoft Word attachment in a narrative format with no tables. Answers to questions received, if any, shall be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to monitor the Division of Purchases website for any procurement related postings such as addenda. If technical assistance is required, call the Help Desk at (401) 874-2171.

SECTION 4: RESPONSE CONTENTS

Vendors and other interested parties should adhere to the following format for their RFI response. The following outline is intended to standardize and structure responses for ease of analysis. Vendors should follow the format below and identify the Section and the numbers for which they are responding, restating the RFI content above the response.

Do NOT include a cost proposal with the RFI response, as cost will not be considered.

Requirements of the Submission

Proposers should submit a **Proposal**, which must include:

1) A description of the Proposer.

- a) The name of the legal entity, i.e., the Proposer, including the name of the individual authorized to enter into this agreement, together with a list of its officers and the members of its governing board or similar body;
- b) If the proposal involves a managing entity different from the Proposer, the legal name and a description of this entity, including its formal relationship to the Proposer, together with a list of its officers and the members of its governing board or similar body.

2) Description of the proposed use. This description must include

- a) Detailed descriptions of proposed alterations to the Property and/or its buildings, infrastructure, utilities, etc.
- b) Detailed descriptions of any new construction, including descriptions of usage, general construction detail, associated parking, etc.
- c) Order of magnitude estimates for all proposed work, including alterations to the campus and new construction.
- d) Estimates of proposed site usage defined by nights/room, people/day, traffic flow, or other metrics usual for the proposed use.
- e) A timeline for the project, including a target date for full operation.
- f) Renderings, floorplans, or other drawings describing the proposed use in detail.

3) University Benefits. A description of the benefits the University will derive in support of its mission from this proposed project.

Additional Information:

Applicants may be asked to make a presentation before the committee to clarify statements in their response.

RESPONSE CONTENTS

A. Responses shall include the following:

1. One Written Copy Response - describing the requirements and concept for this potential project, and all information described earlier in this solicitation. Preference is for the response to be limited to ten (10) pages, not including appendices or attachments.
2. One Digital Copy Response – on CDR or USB

B. Formatting of proposal response contents shall be as follows:

1. Formatting of Files – All files submitted must be labeled with:
 1. Vendor’s name
 2. RFI #
2. Formatting of written documents:
 1. For clarity, response documents shall be type-written. All documents shall be formatted to single-space, with 1” margins on 8.5”x 11” paper setting using a font of 12 point Times New Roman.
 2. All pages of the response are to be sequentially numbered in the footer, starting with number 1 on the first page of the narrative (this does not include the cover page or table of contents) through to the end, including all forms and attachments. The vendor’s name should appear on every page, including attachments. Each attachment should be referenced appropriately within the response section and the attachment title should reference the response section it is applicable to.

- C. All responses must include the following vendor information:
Company Name
Company Street Address, including City, State, and Zip Code
Contact Name
Contact Email and Phone number

SECTION 5 RESPONSE SUBMISSION:

All responses must be physically received in a sealed envelope at the University of RI Purchasing Department.

Interested vendors must submit responses to provide information covered by this RFI on or before the date and time listed on the cover page of this solicitation. Responses received after this date and time, as registered by the official time clock in the reception area of the University of RI Purchasing Department.

MAIL TO:

UNIVERSITY OF RHODE ISLAND
PO BOX 1773
PURCHASING DEPARTMENT
KINGSTON, RI 02881

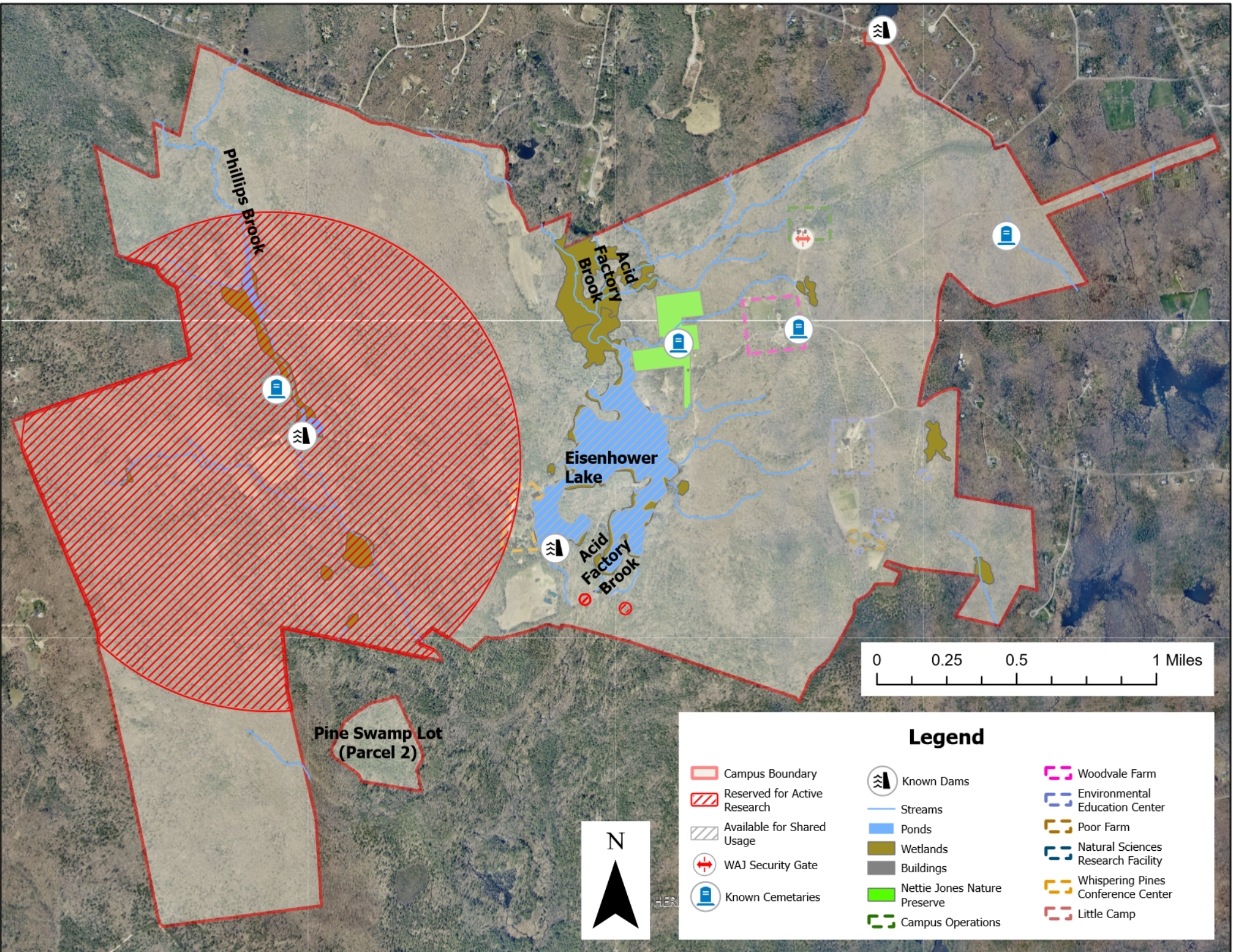
COURIER:

UNIVERSITY OF RHODE ISLAND
PURCHASING DEPARTMENT
210 FLAGG ROAD
KINGSTON, RI 02881-2010

NOTE: Proposals received after the above-referenced due date and time will not be considered. Proposals misdirected to other University locations or which are otherwise not presented in the URI Purchasing Department by the scheduled due date and time will be determined to be late and will not be considered. Proposals faxed, or emailed, to the URI Purchasing Department will not be considered. The “official” time clock is located in the reception area of the URI Purchasing Department. **(Please be advised that FedEx/UPS do not always arrive by 10:30 am, you would be smart to send your submission to arrive at least one day early)**

SECTION 6: CONCLUDING STATEMENTS

This Request for Information is solely for information and planning purposes and does not constitute a request for proposal or an invitation to bid. All information received in response to the RFI and marked as “Proprietary” shall be deemed to be confidential but may still be subject to disclosure pursuant to the Rhode Island “Access to Public Records Act (APRA), R. I. Gen. Laws § 38-2-1, et seq. Responses to the RFI will not be returned. Any APRA requests will be reviewed with the responding vendor before disclosure of any documents.



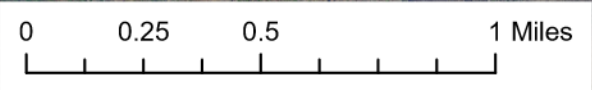
Phillips Brook

Acid Factory Brook



















Eisenhower Lake

Acid Factory Brook

Pine Swamp Lot (Parcel 2)



Legend

-  Campus Boundary
-  Reserved for Active Research
-  Available for Shared Usage
-  WAJ Security Gate
-  Known Cemeteries
-  Known Dams
-  Streams
-  Ponds
-  Wetlands
-  Buildings
-  Nettie Jones Nature Preserve
-  Campus Operations
-  Woodvale Farm
-  Environmental Education Center
-  Poor Farm
-  Natural Sciences Research Facility
-  Whispering Pines Conference Center
-  Little Camp