

# Agenda

- **Welcome** – Carole Cornelison, RI Division of Capital Asset Management and Maintenance
- **Presentation from Consultant** – Tim Love, Utile
  - Recap of Planning Process to Date
  - Outline of Request for Proposals
- **Questions and Comments** – Stacie Smith, Consensus Building Institute

# Purpose of Today's Meeting

- Provide an overview of the Armory Reuse process and an update on the upcoming next step (a Request for Proposals)
- Answer questions and hear feedback from the community

# Background

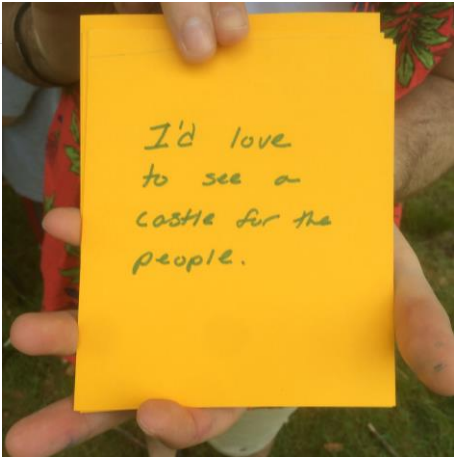
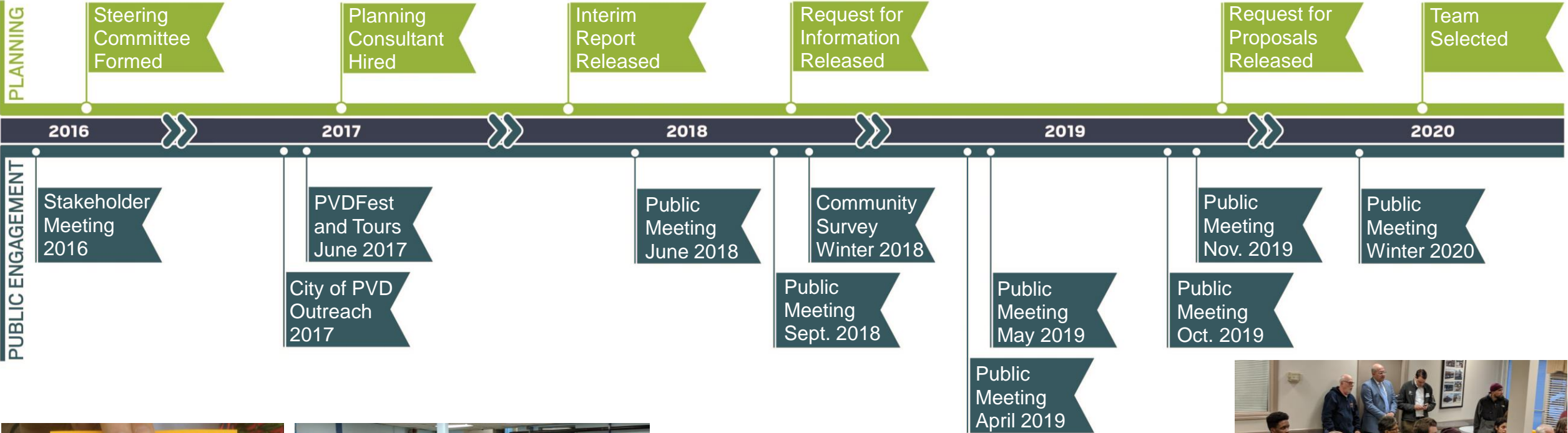
- The State and the City do not have the capacity to renovate and operate the Armory for purely public uses – if they did, they would have done so a long time ago!
- However, the State is spending significant sums each year to preserve a mostly-empty building, which is unsustainable
- Therefore, the State is seeking a private sector partner that can take on some of the financial burden
- The goal is a combination of community and revenue-generating uses

# Recap of Planning Process to Date





# Process timeline



**GOT A VISION... BRING IT!!**  
**TIENES UNA VISIÓN...TRAELA!!**

**YOUR THOUGHTS/TUS PENSAMIENTOS** Para que ayan niño sanos  
**YOUR OPINIONS/TUS OPINIONES** clubes de fútbol  
**YOUR DREAMS/TUS SUEÑOS** para un futuro mejor  
(Turn over to add more/Voltee para agregar más)

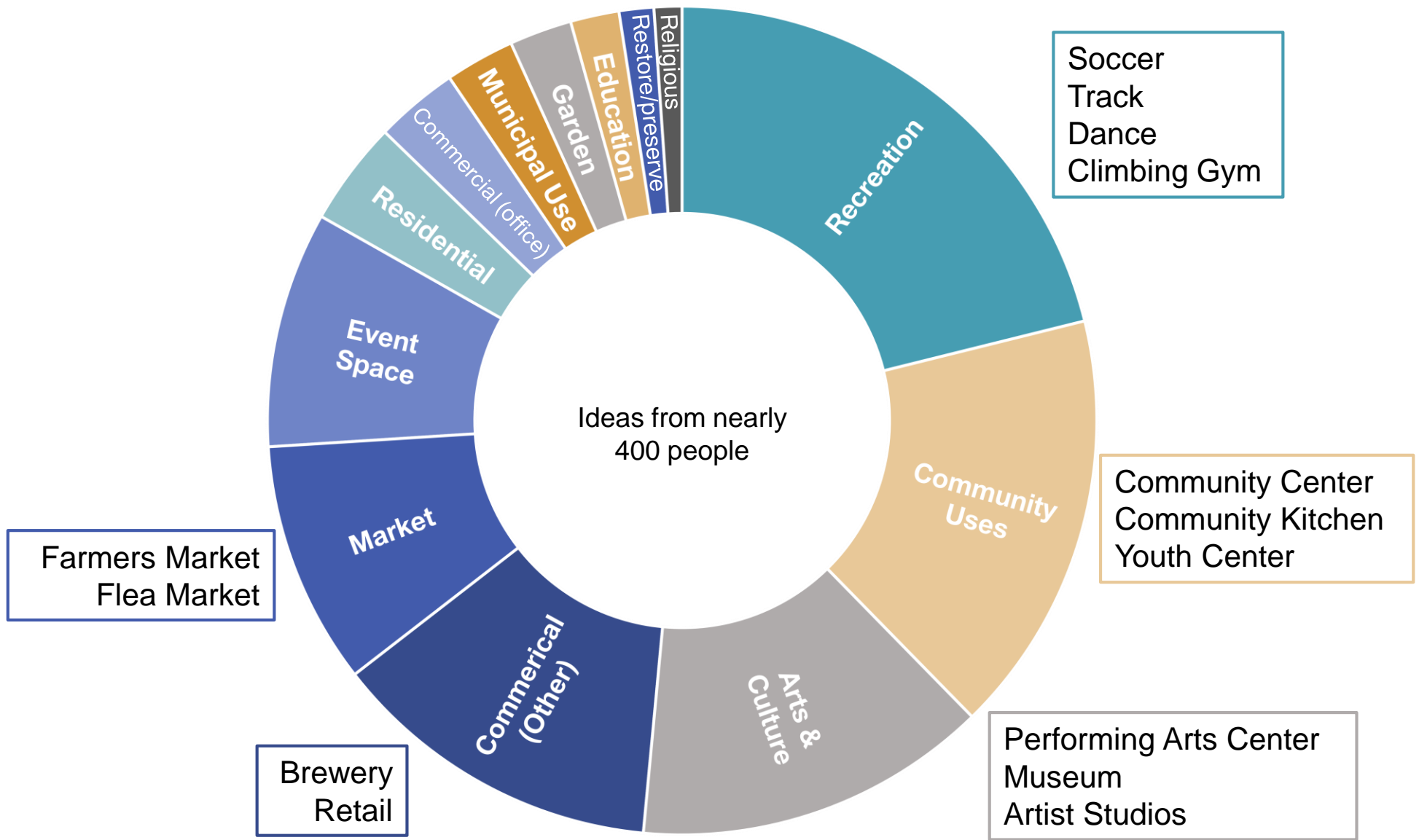


# Steering Committee

- A Steering Committee of stakeholders and residents has been meeting since 2016, with new community members added in 2018
- Purpose: to ensure ongoing community input into the reuse process

Name	Affiliation
Anastasia Williams	State Representative
Sam Bell	State Senator
Rachel Miller	Providence City Council
<b>Dwayne Keys</b>	<b>South Providence Neighborhood Association</b>
<b>Gloria Johnson</b>	<b>West Elmwood Housing Development Corp</b>
<b>Kari Lang</b>	<b>West Broadway Neighborhood Association</b>
<b>Lesley Bunnell</b>	<b>Resident</b>
<b>Oscar Mejias</b>	<b>RI Hispanic Chamber of Commerce</b>
<b>Teresa Guaba</b>	<b>Neighbors 4 Revitalization</b>
<b>Joshua Franco</b>	<b>Armory District Minority Business Association</b>
Brent Runyon	Providence Preservation Society
Rachel Robinson	Providence Preservation Society
Roberta Randall	RI Historical Preservation & Heritage Commission
Valerie Talmage	Preserve RI
Jason Martin	City of Providence Preservation Planner
Stephanie Fortunato	City of Providence Arts Culture + Tourism
Joe Riccio	RI Commerce
Carole Cornelison	RI Department of Administration - DCAMM
Jonathan Depault	RI Department of Administration - DCAMM
Tom Bovis	RI Department of Administration - Purchasing
Brenna McCabe	RI Department of Administration - Communications
Roberta Groch	RI Department of Administration - Planning

# Residents have lots of ideas for how to reuse the Armory





# Community Organization Survey

- Community organizations expressed interest in renting space in the Armory in the future for a wide range of activities:
  - Performing arts (theater, dance, improv comedy): rehearsal, education, performance
  - Visual arts: education, exhibitions, studio spaces
  - Event space: conferences, university graduations, nonprofit galas, church services
  - Markets: flea market, flower show
  - Clothing manufacturing and tailoring business
  - Zen meditation and martial arts
  - Medieval re-enactment





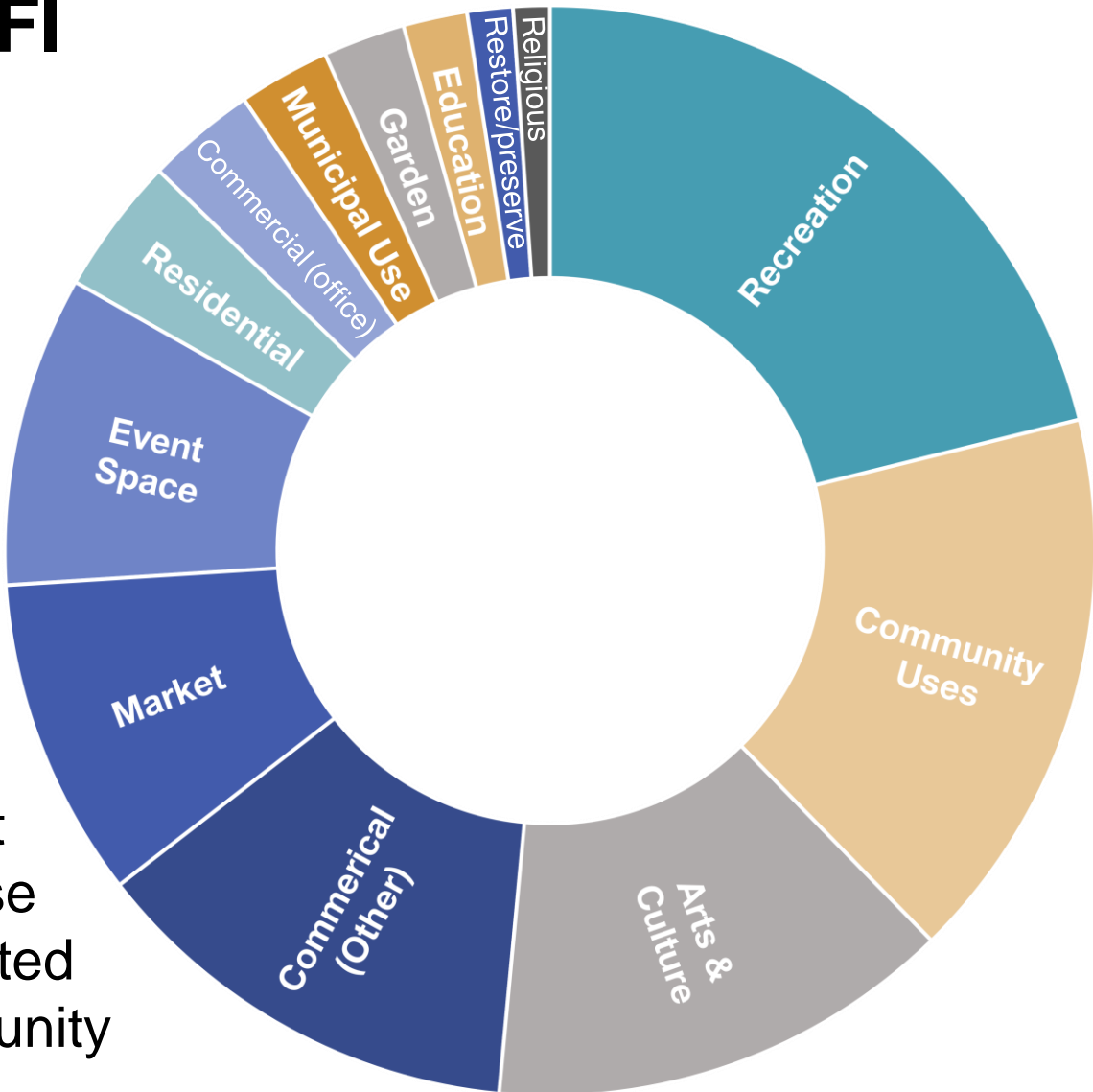
# Interim Report



# Interim report prepared by Utile with the Steering Committee was included as part of the 2018 RFI

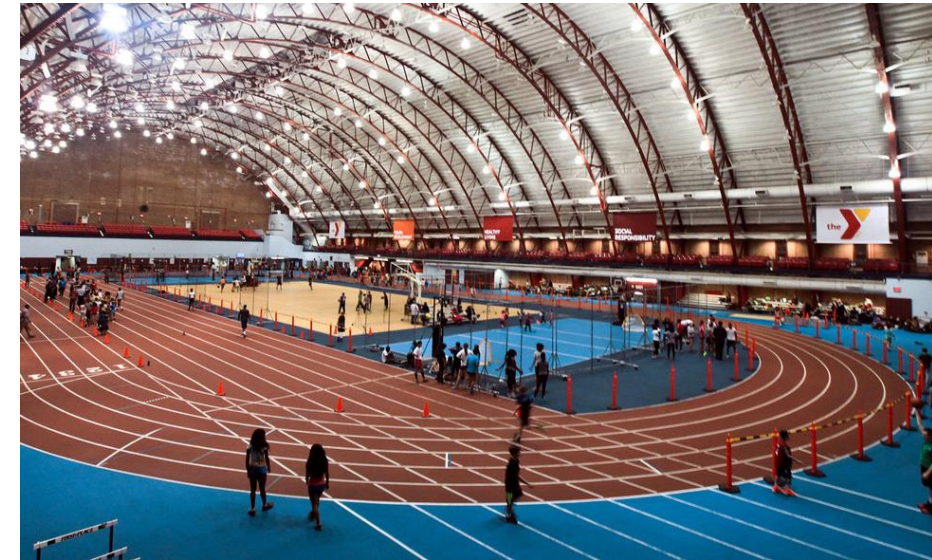
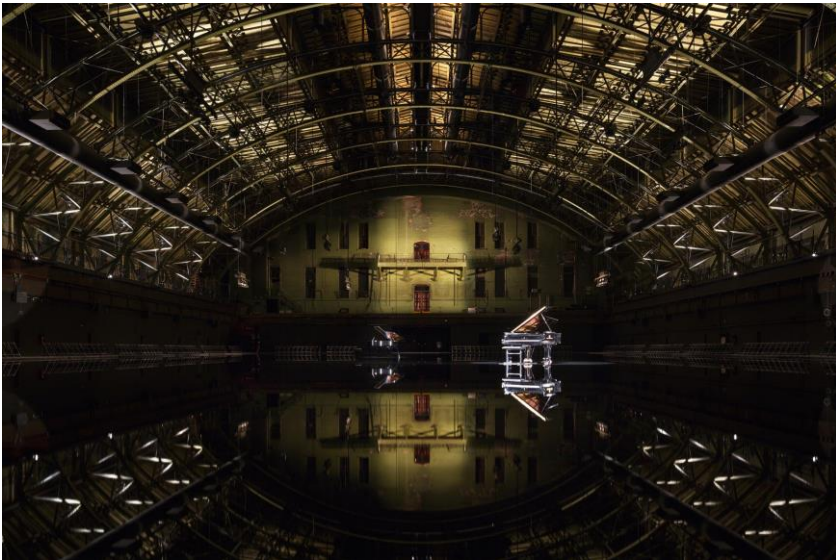
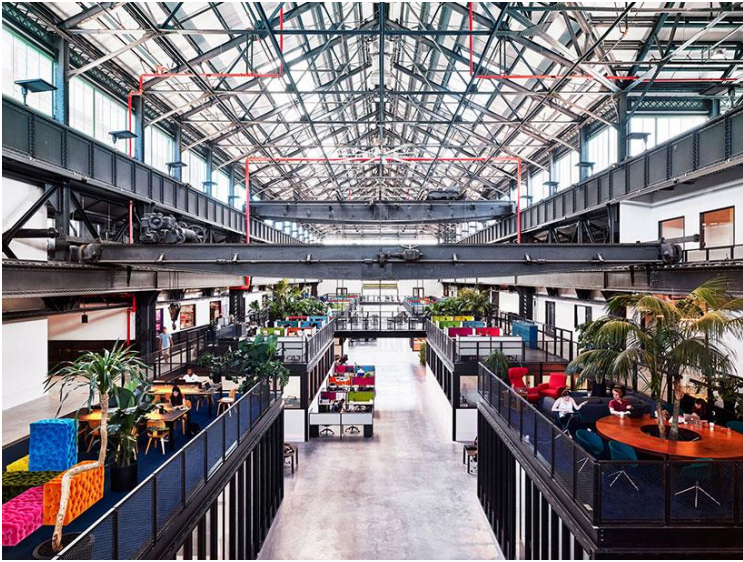


Interim report included reuse ideas generated by the community





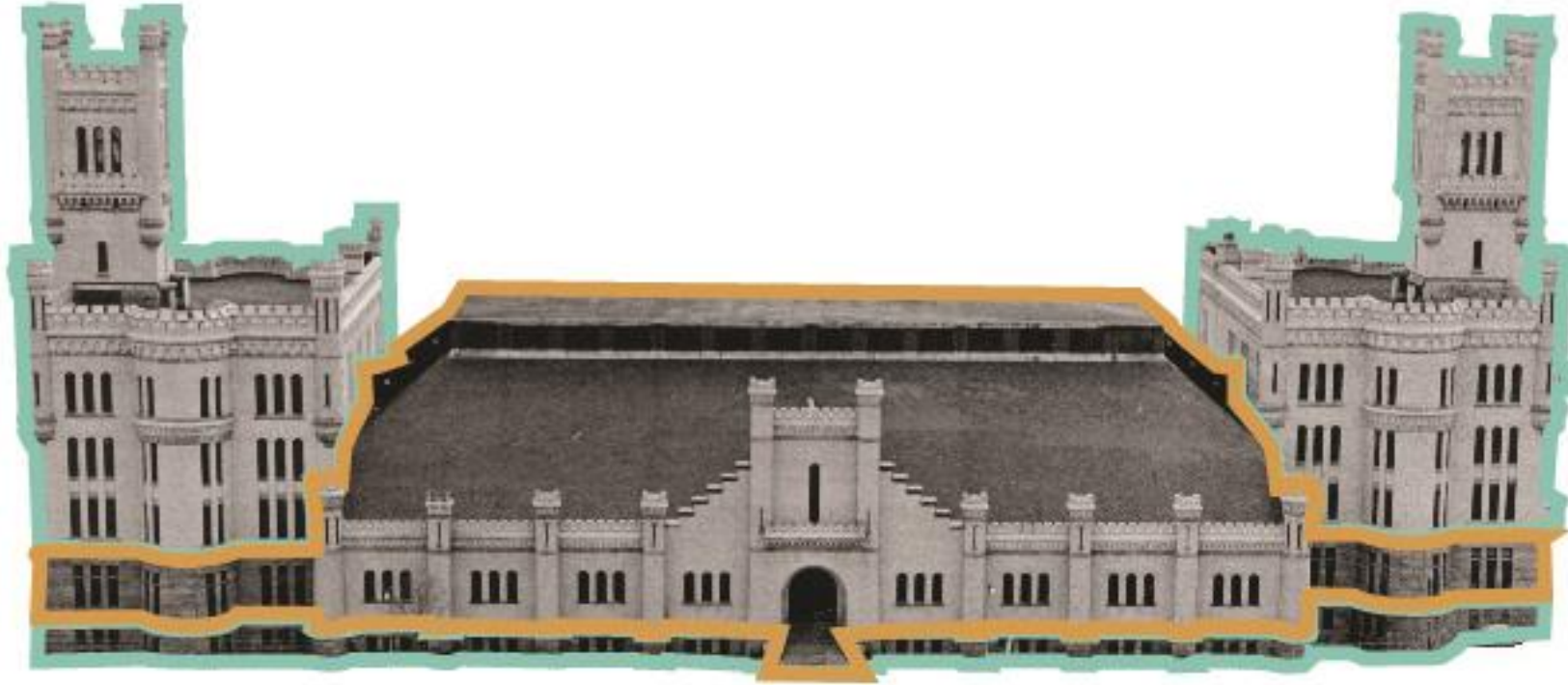
# Report included precedents for reuse of armories & large spaces





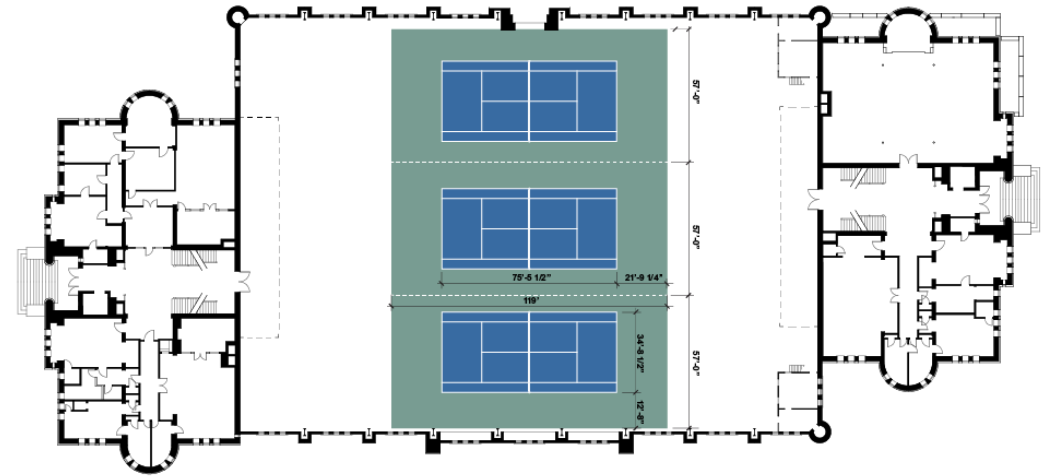
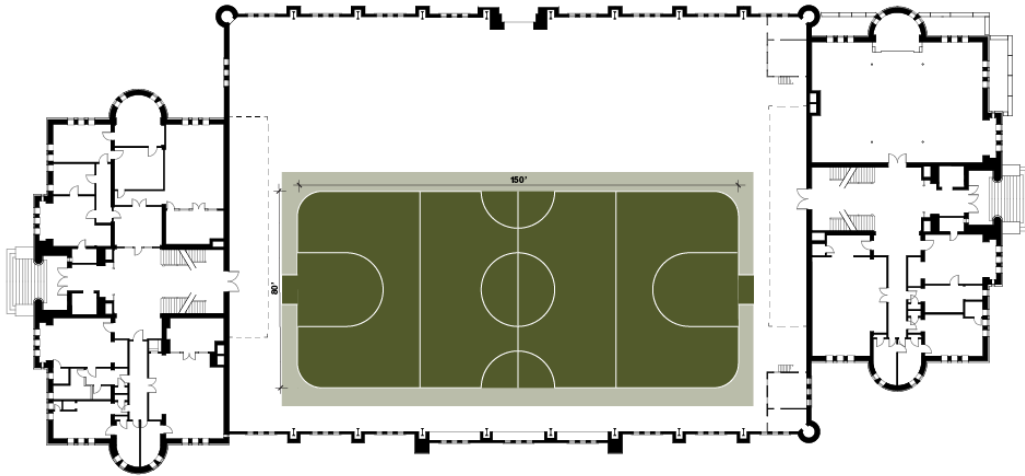
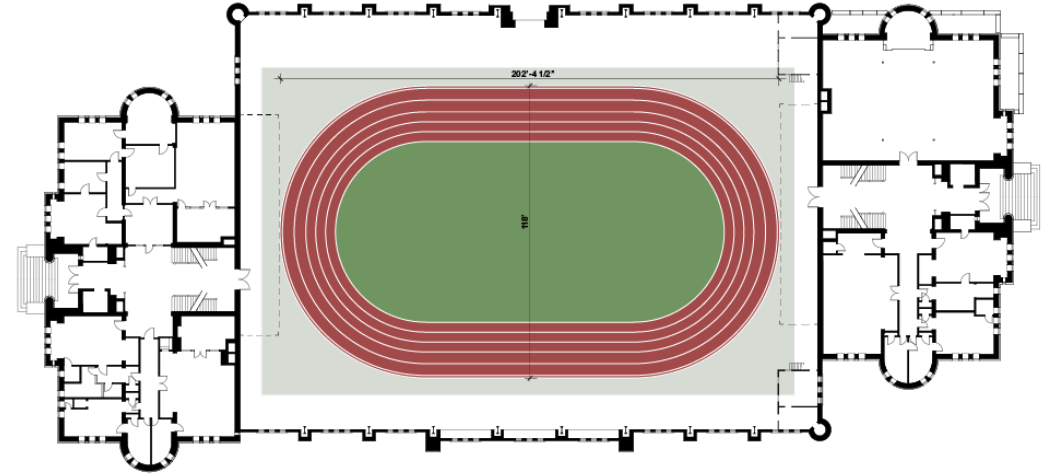
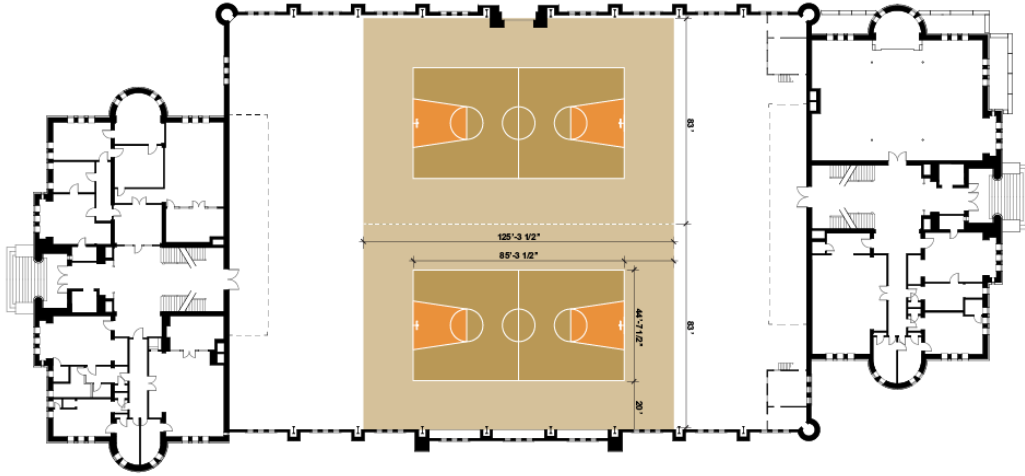
# Flexibility and community access

- Strategic renovations would allow the Armory to function almost as three separate buildings with different tenants in the drill hall and towers, and even separate spaces within the towers.
- The drill hall could be used by multiple organizations at different times depending on the primary use.

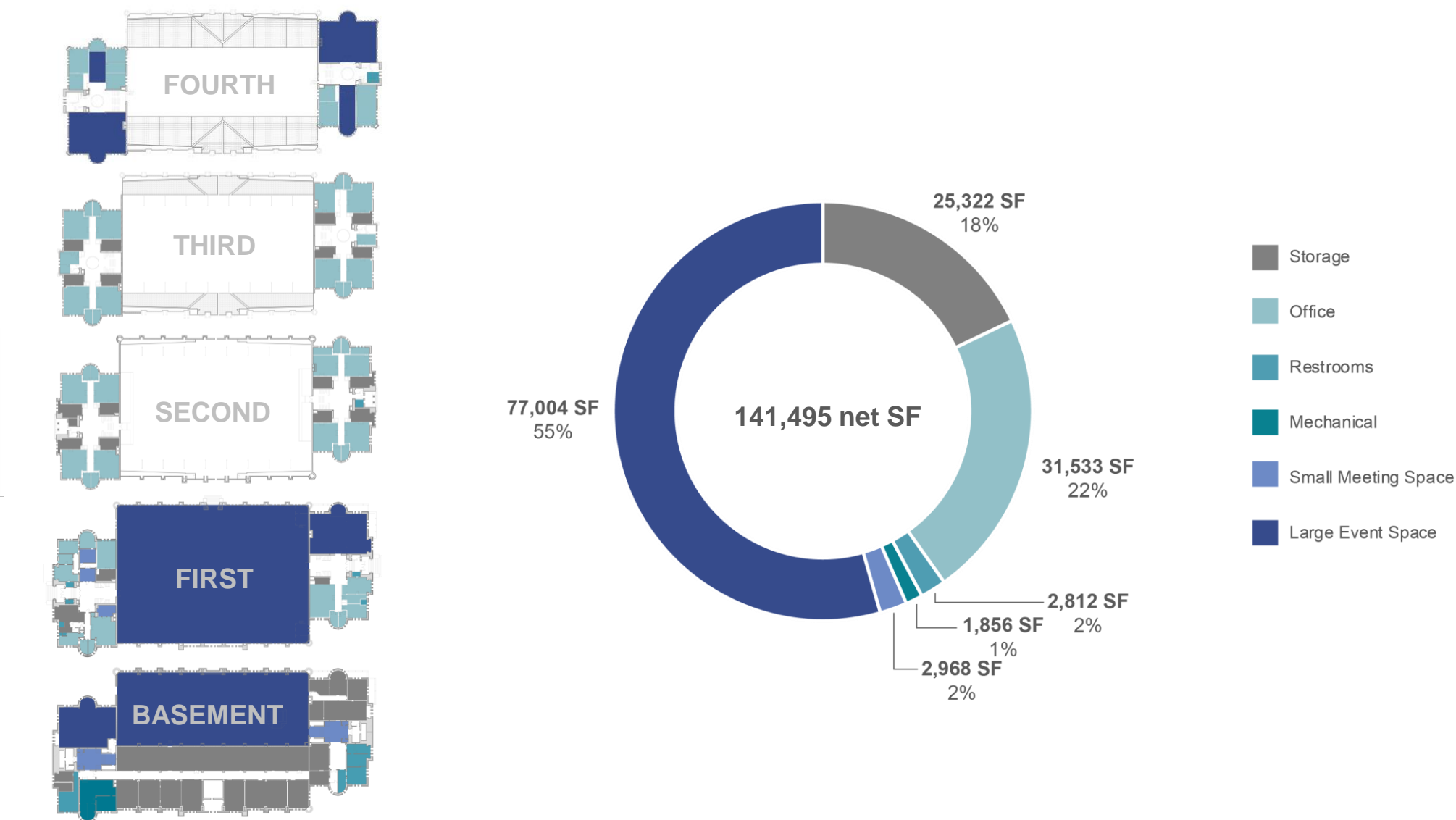




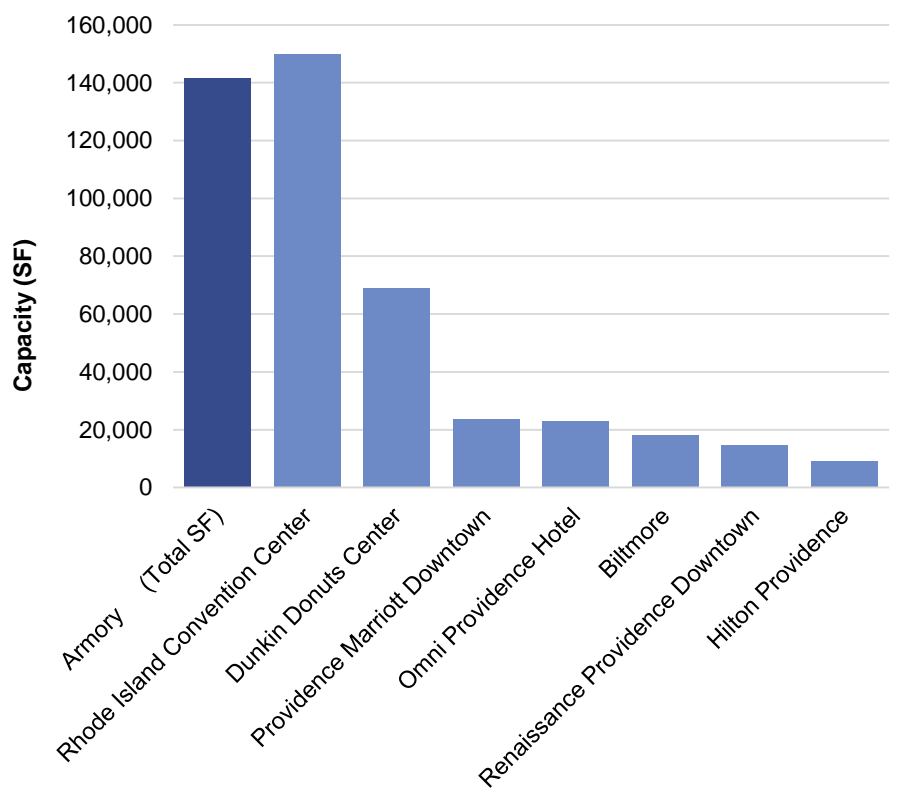
# The Drill Hall is large enough for regulation-sized sports facilities



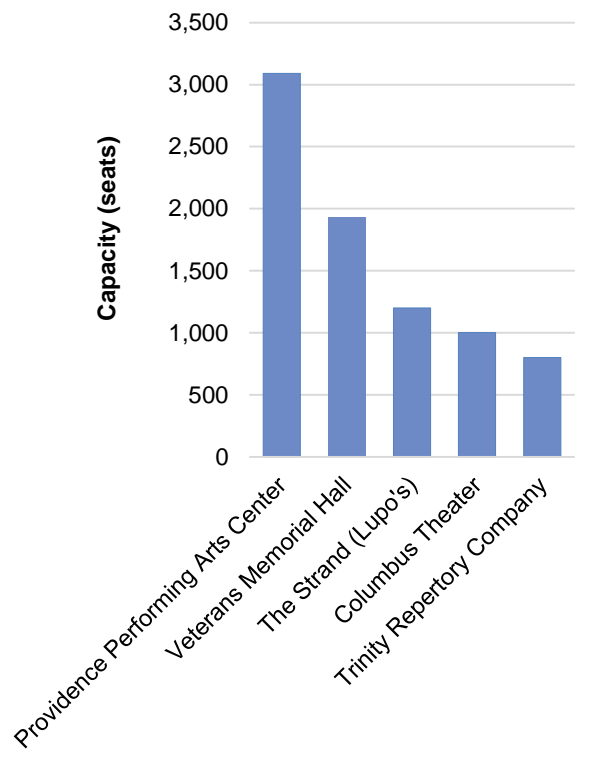
# There are a wide range of spaces in the building



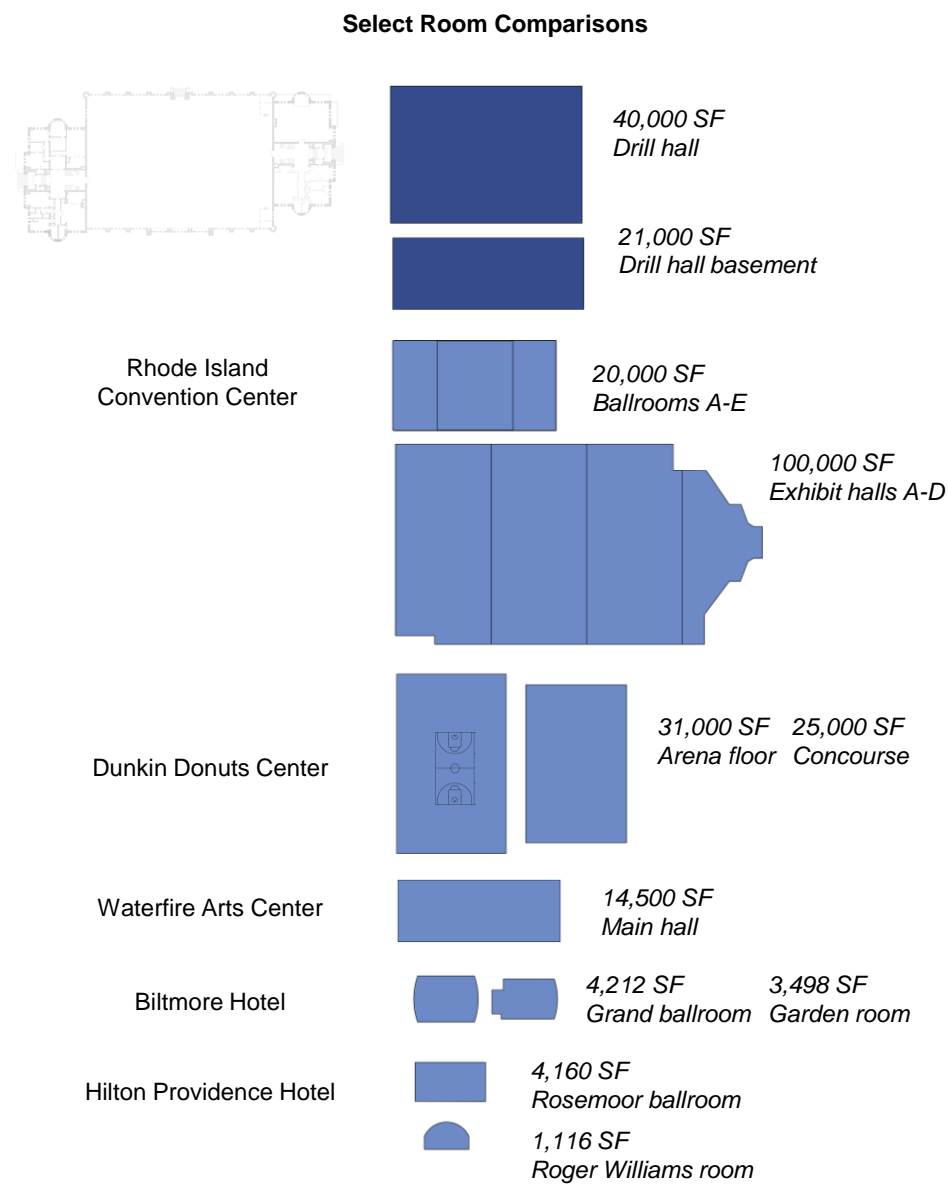
# The Armory is one of the largest venues in Providence



Select Multi-Purpose Venues



Select Performance Venues



# Goals for pragmatic phased reuse

- The best reuse options:
  - can use the drill hall and/or towers “as is”
  - benefit from the historical ambiance and powerful iconography of the existing structure
  - either invite the public in or can share the building with community and cultural organizations



# Upcoming Request for Proposals (RFP)



# 2018 Request for Information (RFI)

- In fall 2018 an RFI was released so the state could learn what kinds of potential users are out there.
- An RFI does NOT result in the State contracting with anyone.
- Four responses were received, proposing concepts mainly focused on events and educational uses.
- The information gained from the RFI enabled the State to write a better Request for Proposals (RFP) that is more specific about what the State wants and expects from potential partners.

# What is a Request for Proposals (RFP)?

- Unlike a Request for Information, the purpose of a Request for Proposals is to select a team and enter into a contract.
- The RFP is seeking a qualified redevelopment team, NOT simply concepts for the reuse of the building.

# Purpose of the Request for Proposals (RFP)

- Partner with a qualified and responsible private entity (or entities) that can operate the building on an ongoing basis, and shoulder some of the costs
- Restore and activate an architectural and historic landmark
- Provide an economic and community development opportunity for the neighborhood, city, and region



# What's in the Request for Proposals (RFP)?

- Proposals can include any combination of uses, as long as they incorporate some level of public access.
- The State prefers to retain ownership of the Armory and enter into a long-term lease with an entity that would operate the building.
- Capital improvements to the property will be necessary for successful reuse, but the historic integrity of the building must be preserved.

# Community Access

- All proposals must incorporate public access to and use of the Armory.
- Public access could take different forms depending on the primary use in the building.
- Examples of public access:
  - Primary use that enables public access, such as an event venue
  - Community use as a carve-out with a primary use that is not public, such as a conference venue
  - Ongoing participation by community-based partners, such as renting space in the towers to local nonprofits

# Required elements of proposals

- Proposed uses
- Summary of capital investments needed
- Org chart: need development entity and operational entity
- Experience of team
- References
- Detail how community access will be incorporated
- Detailed financial proposal

# How will people find out about the RFP?

- Dept. of Administration:
  - Post on website
  - Advertise in normal RFP channels
  - Widely distribute a press release
  - Pitch directly to key media outlets
- Post on [www.cranstonstreetarmory.org](http://www.cranstonstreetarmory.org)
- Send to Armory email list
- Steering Committee members will send to their email lists
- RI Commerce:
  - Distribute to mailing list of 1000+ businesses and other entities
  - Send directly to potentially interested parties



# What happens next?

- The draft Request for Proposals (RFP) has already been reviewed by the Armory Steering Committee.
- The RFP will be finalized and released after public meetings in November 2019.
- A meet-and-greet will be organized after the RFP is released (but before it is due) to enable potential respondents to meet community organizations that are interested in using space in the Armory.

# What happens next?

- Respondents will have ~2 months to respond.
- When proposals are received, they will be reviewed by a Technical Review Committee.
- The Committee will be made up of representatives from relevant state agencies, the City of Providence, and community members.
- Respondents will present their proposals to the public at a meeting in early 2020.

# Questions and Comments



# Your input needed

- Do you have questions about anything in this process?
- We are committed to ensuring community access to the Armory. Do you have suggestions for how to address community access in the RFP?
- We want to make sure that the RFP is distributed as broadly as possible. Do you have any ideas for how to publicize the RFP to potential operators for the Armory?

