

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

Capital Investment

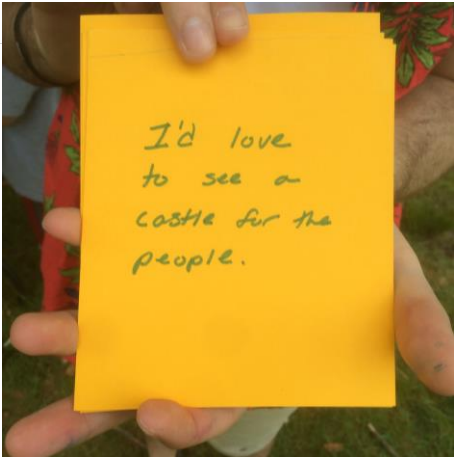
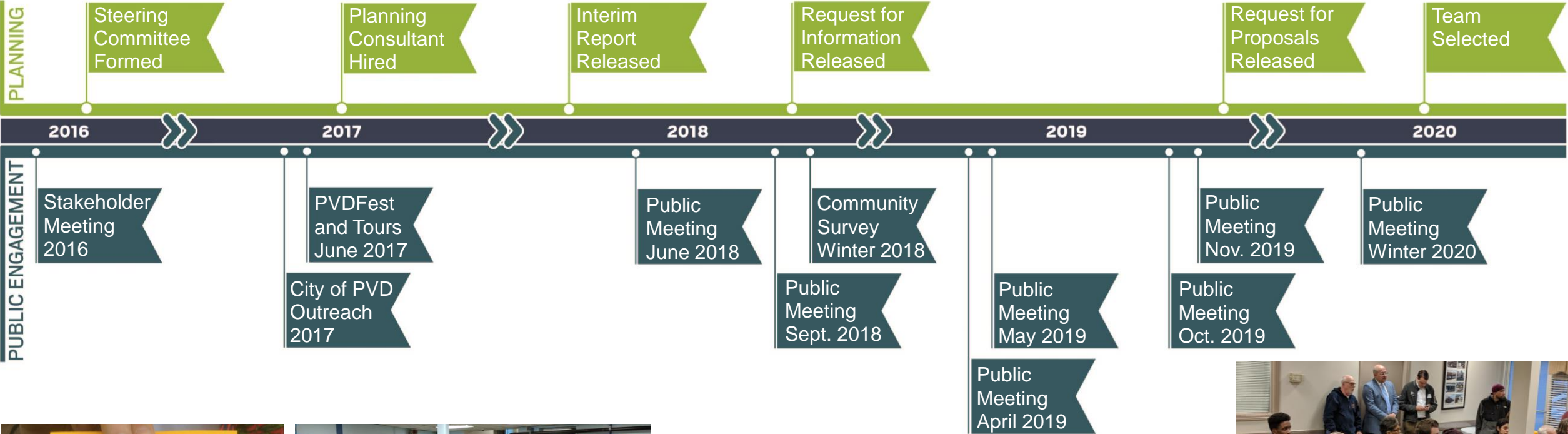
The State continues to make serious efforts to perform emergency repairs and is implementing an ongoing program to address building envelope issues in a phased approach as budget dollars are available.


| Fiscal year | Projects | Spent (RICAP) |
|--------------------|---------------------------|--------------------|
| 2015 | Pigeon Removal | \$21,295 |
| | Chain Link Fence and Gate | \$19,383 |
| | Repairs | \$32,401 |
| | Project Management | \$94,470 |
| | Owner's Representative | \$2,855 |
| | Subtotal | \$170,404 |
| 2016 | Window Board-up | \$73,818 |
| | Owner's Representative | \$61,372 |
| | General Repairs | \$32,401 |
| | Feasibility Study | \$85,530 |
| | Structural Repairs | \$631,745 |
| | Cameras and Fencing | \$22,049 |
| | Subtotal | \$906,915 |
| 2017 | Structural Repairs | \$916,875 |
| | Copper, Turrets, Roof | \$302,507 |
| | Owner's Representative | \$69,449 |
| | Subtotal | \$1,288,831 |
| 2018 | Structural Repairs | \$766,058 |
| | Re-use Study | \$120,000 |
| | Owner's Representative | \$77,917 |
| | Subtotal | \$963,975 |
| Grand Total | | \$3,330,125 |

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)

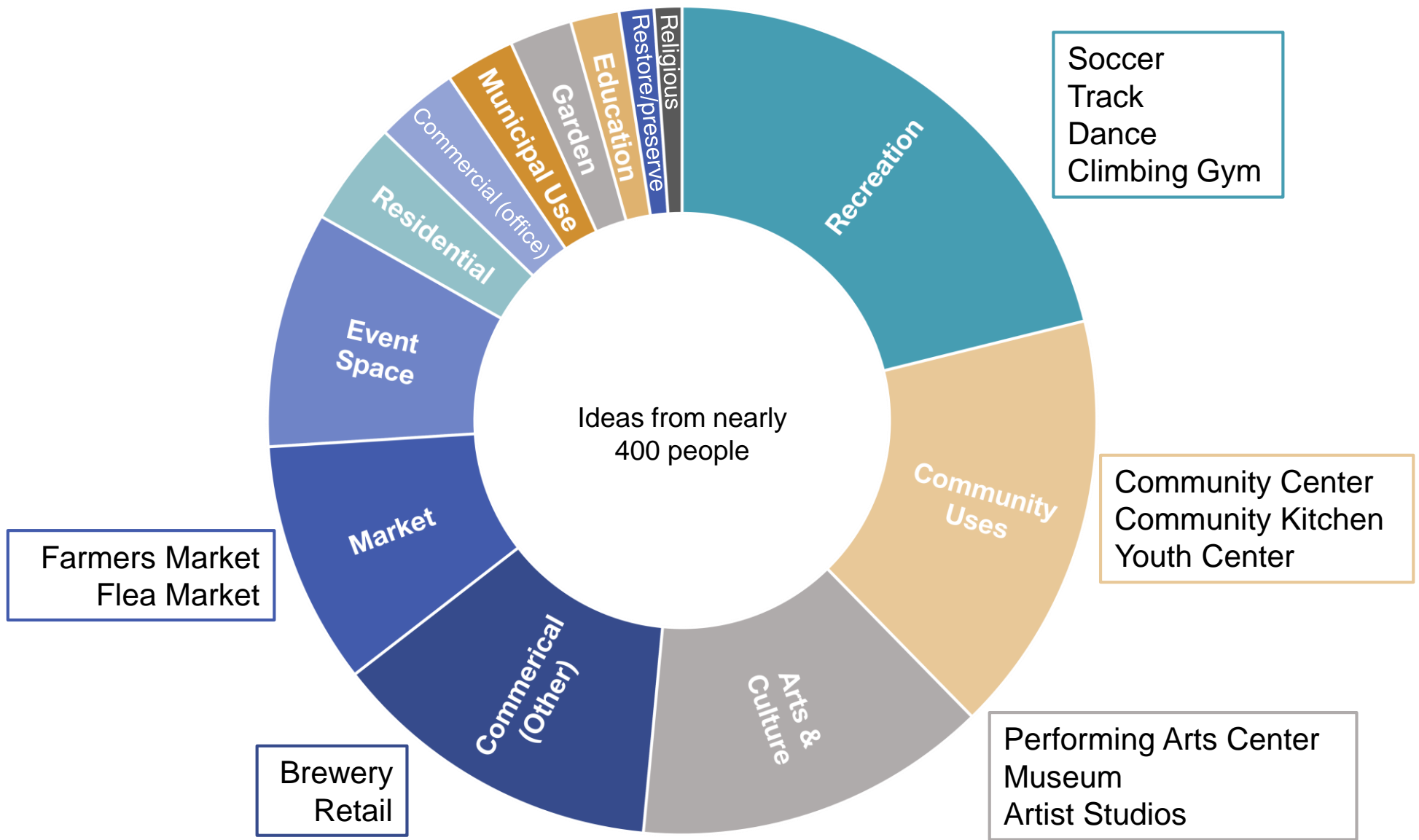


Steering Committee

- 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 |
| Dwayne Keys | South Providence Neighborhood Association |
| Gloria Johnson | West Elmwood Housing Development Corp |
| Kari Lang | West Broadway Neighborhood Association |
| Lesley Bunnell | Resident |
| Oscar Mejias | RI Hispanic Chamber of Commerce |
| Teresa Guaba | Neighbors 4 Revitalization |
| Joshua Franco | Armory District Minority Business Association |
| 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



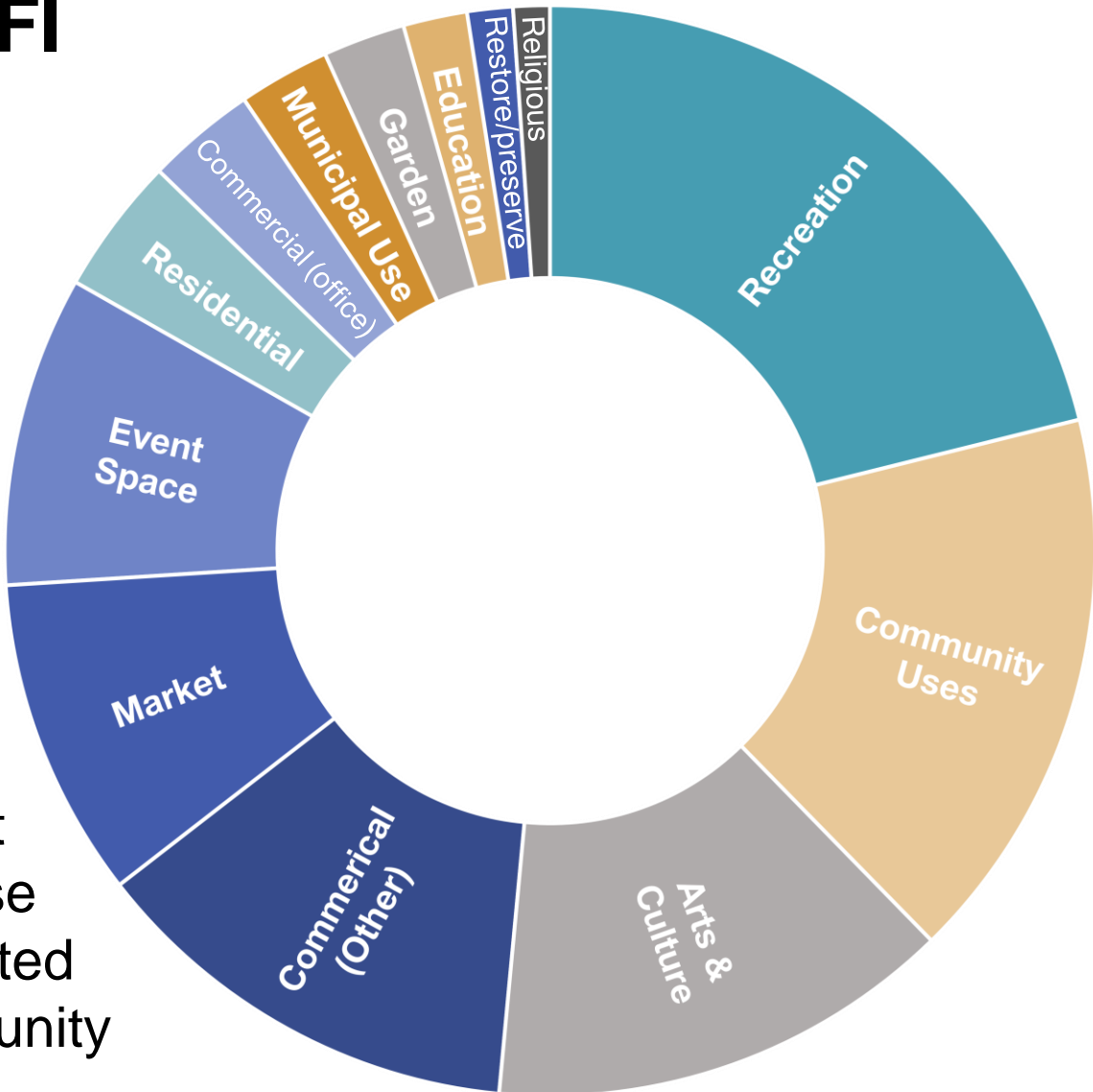
Interim Report



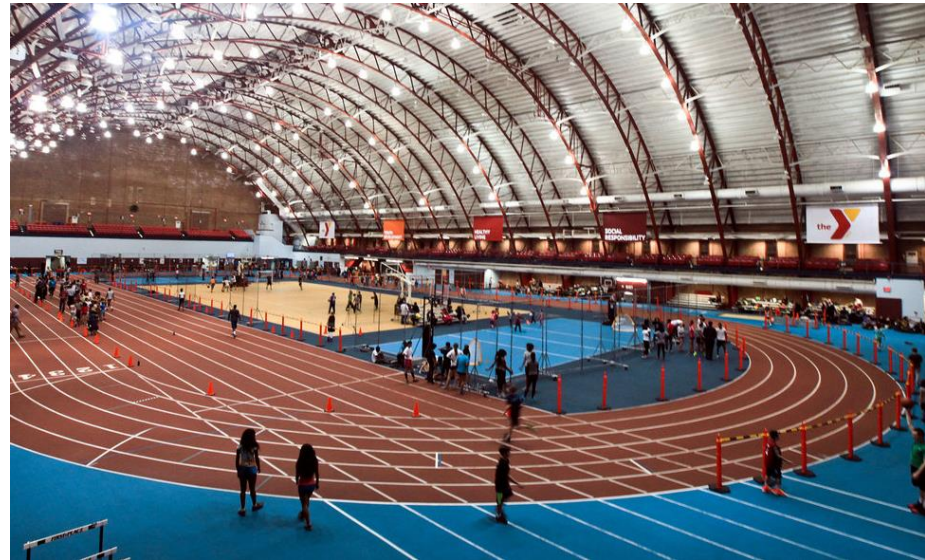
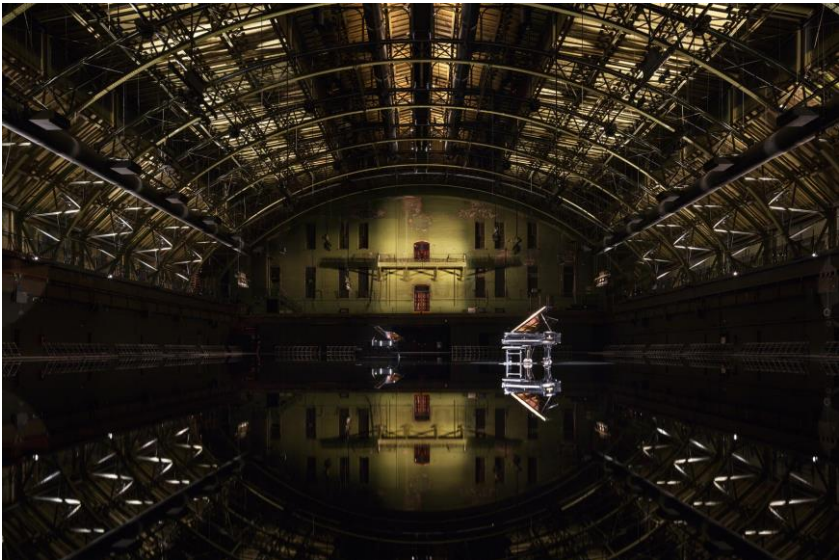
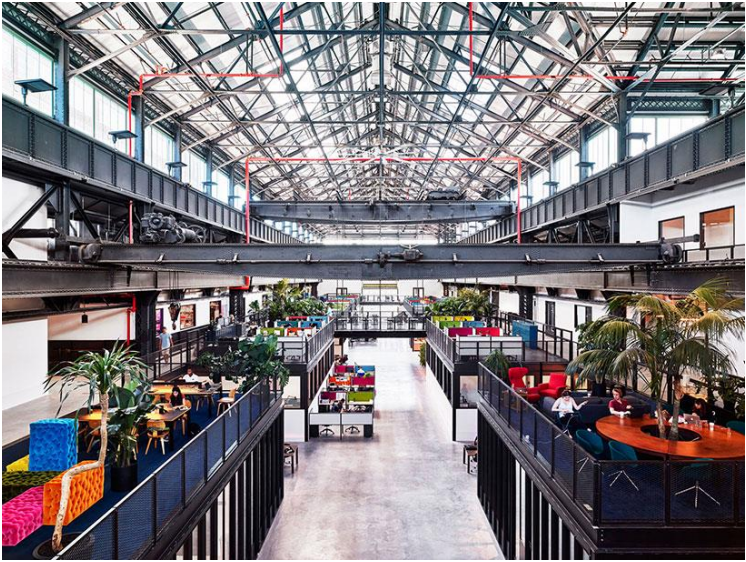
Interim report prepared by Utile with the Steering Committee was included as part of the 2018 RFI



Interim report included reuse ideas generated by the community

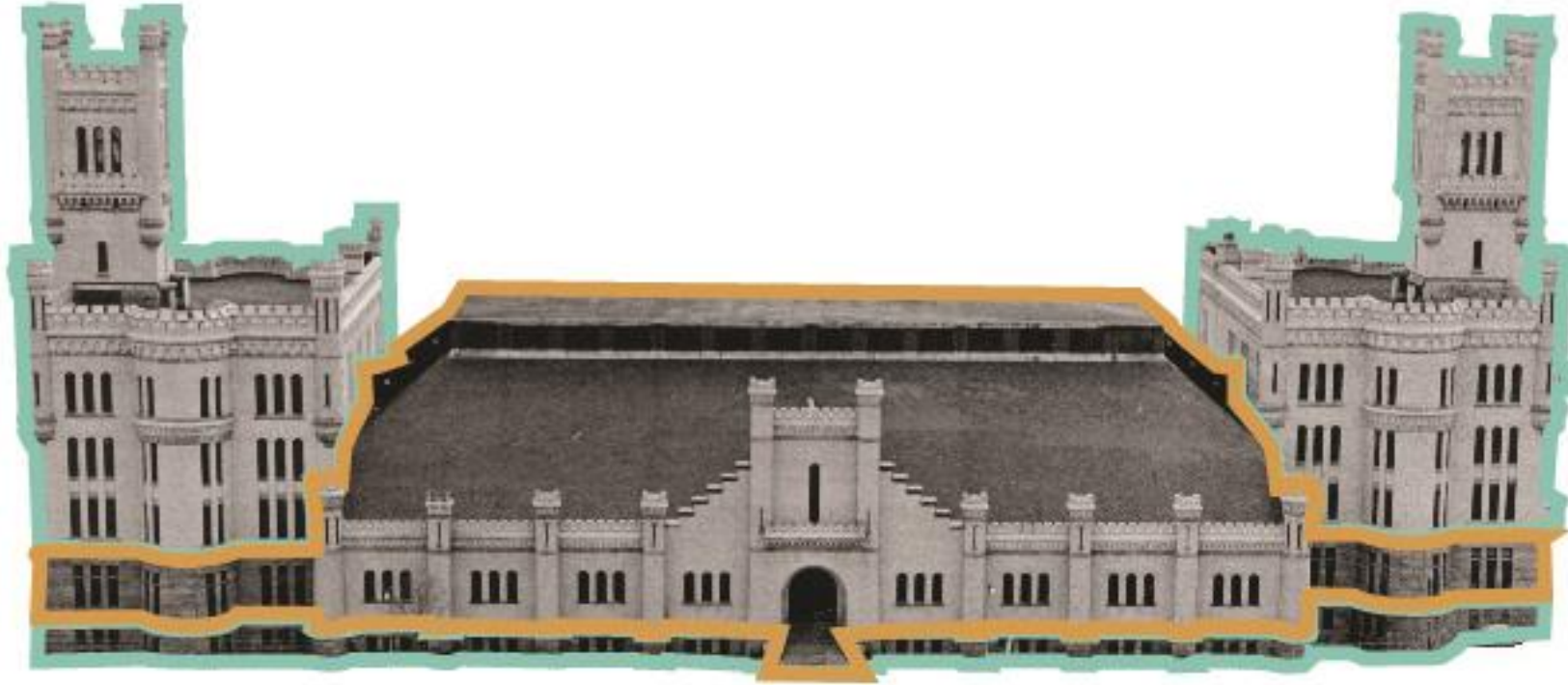


Report included precedents for reuse of armories & large spaces

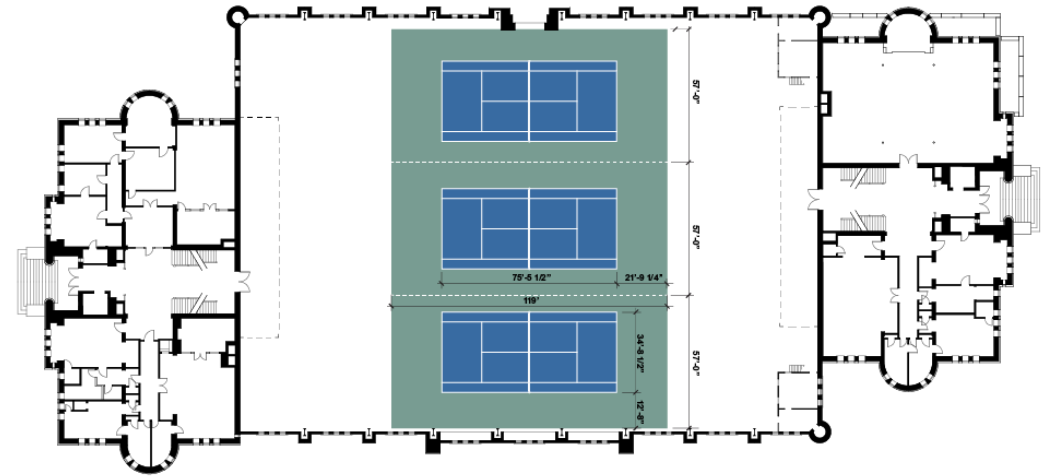
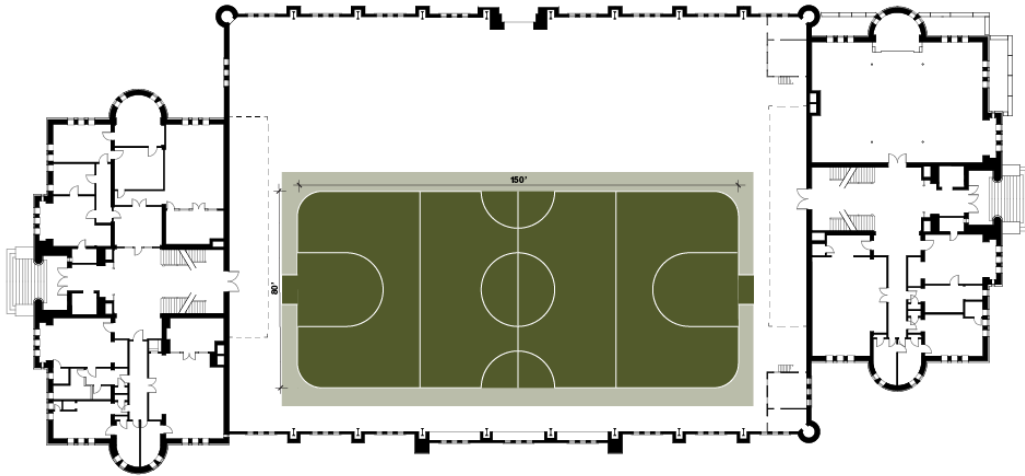
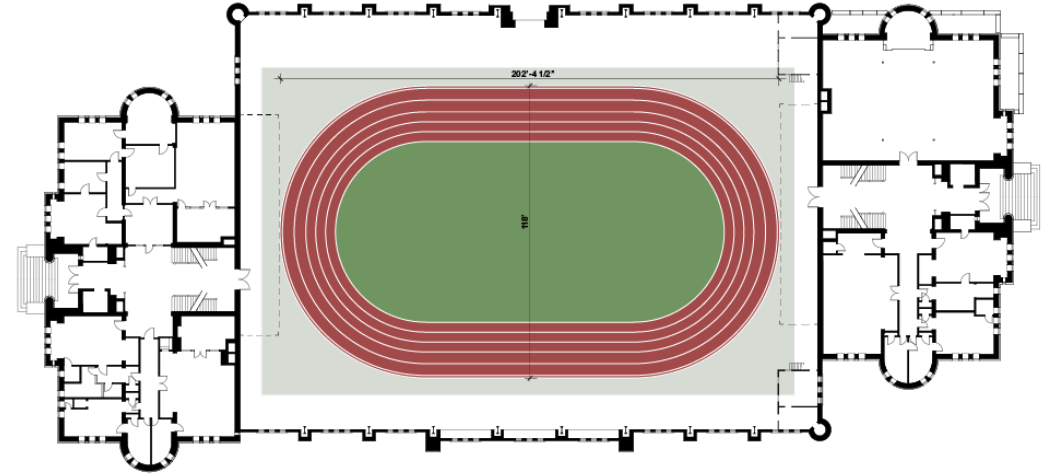
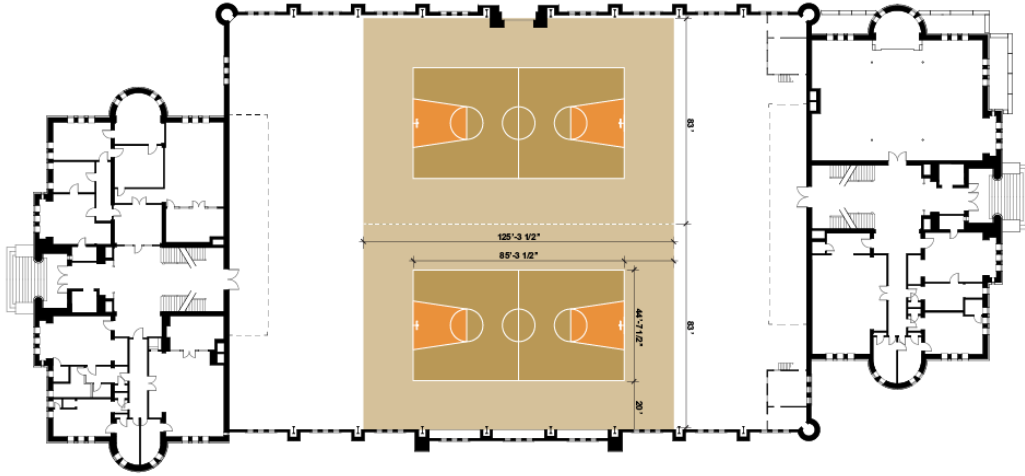


Flexibility and community access

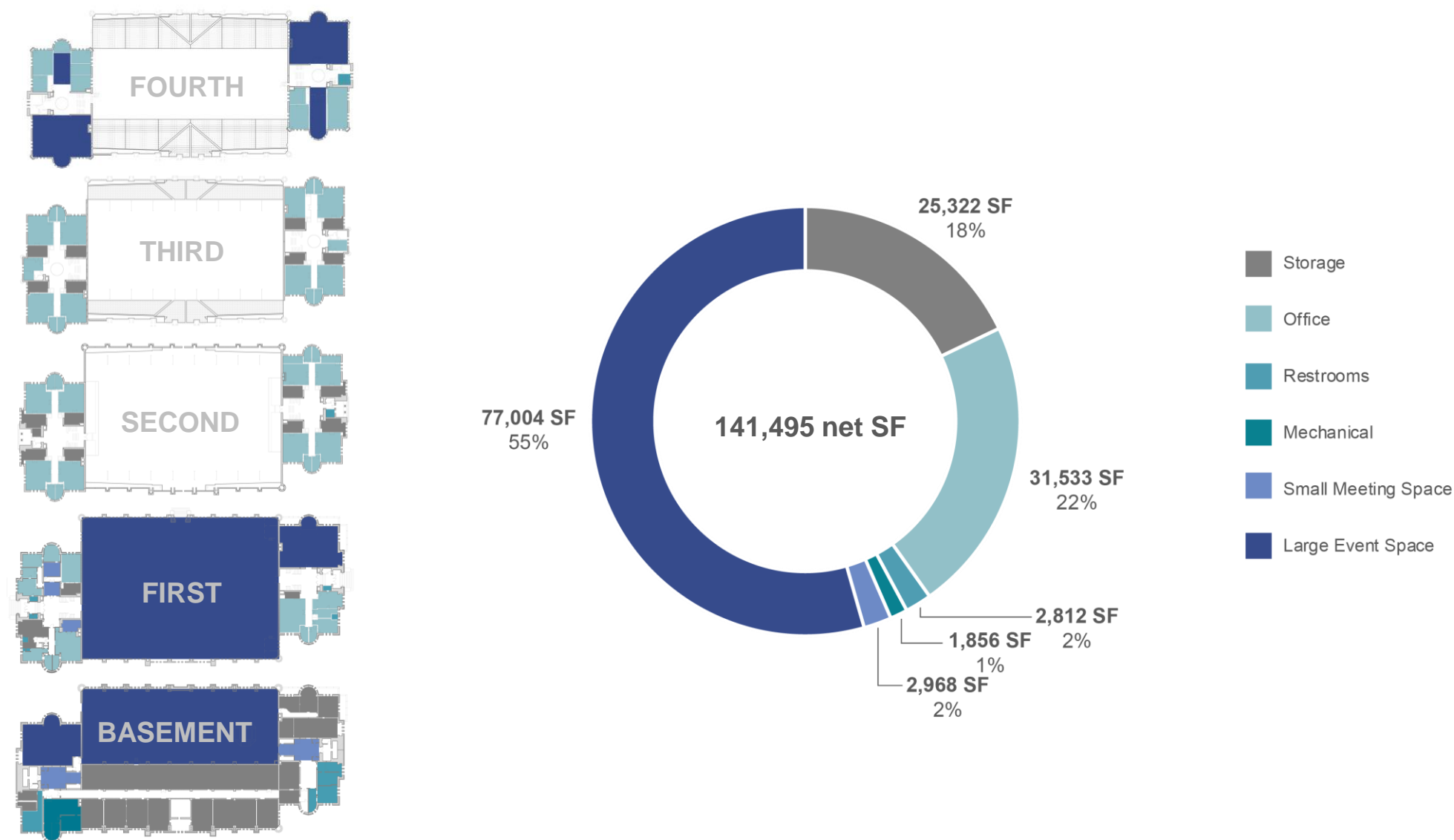
- Strategic renovations would allow the Armory to function almost as three separate buildings with different tenants in the drill hall and towers, and even separate spaces within the towers.
- The drill hall could be used by multiple organizations at different times depending on the primary use.



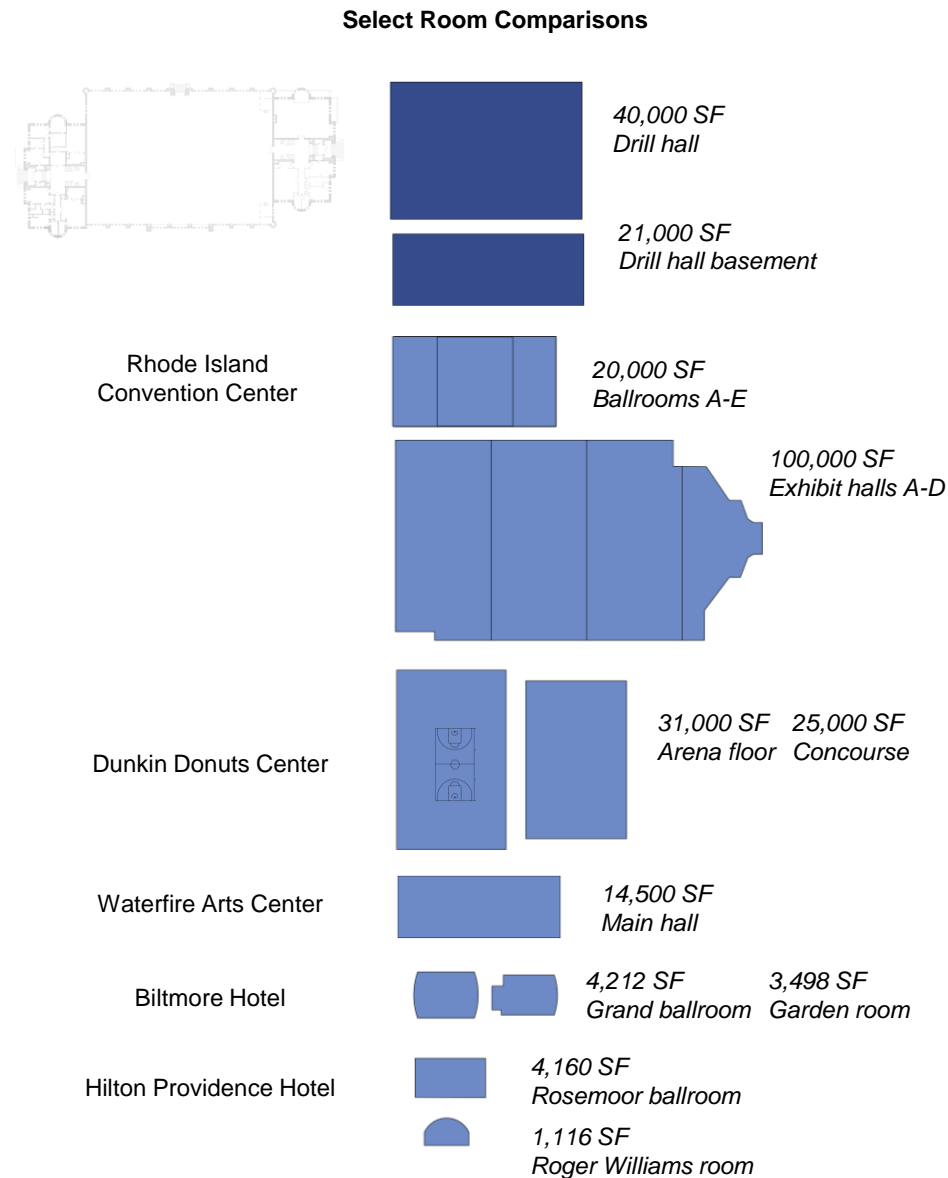
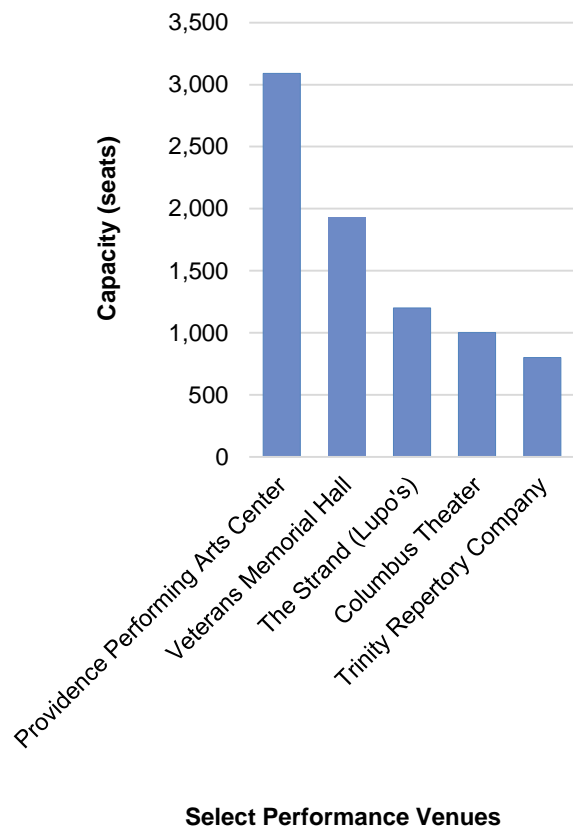
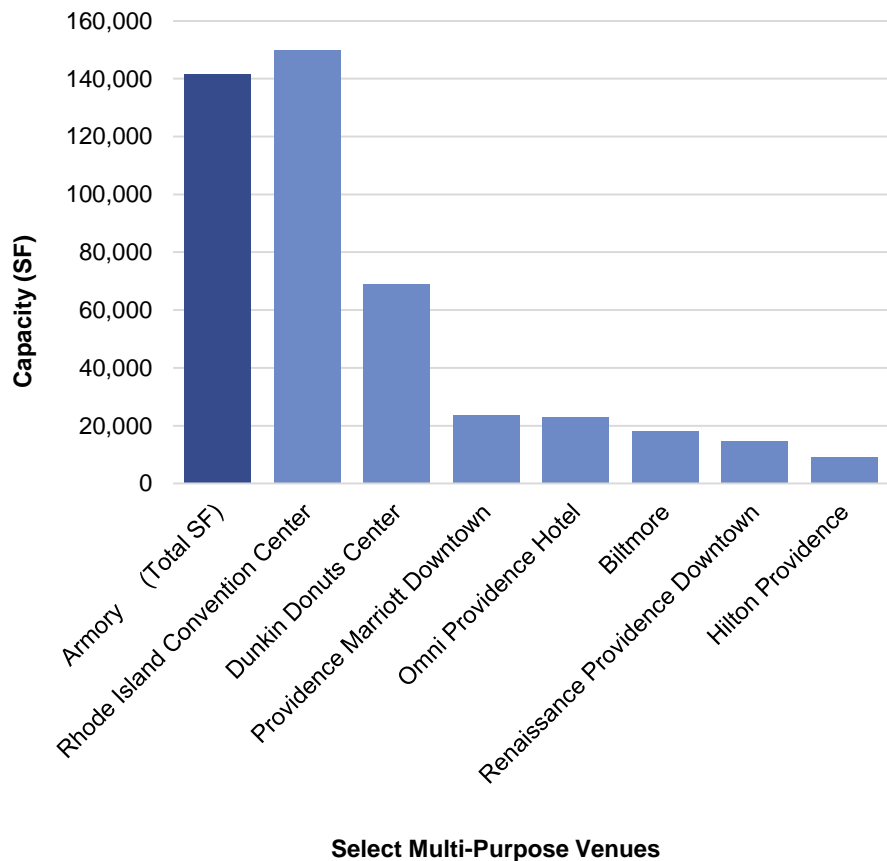
The Drill Hall is large enough for regulation-sized sports facilities



There are a wide range of spaces in the building



The Armory is one of the largest venues in Providence



Other armory reuse efforts underway



Kansas City: Food court and boutique hotel, \$8m



Minneapolis: Event venue, \$6m



OU, Nebraska: Upgrades for use by the Air Force ROTC Program, \$8.5m



Centralia, PA: Upgrades for use by the Washington National Guard, \$5-6m



Harlem: Historic renovation, offices, classrooms, dining hall

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.

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 will retain ownership of the Armory and prefers to 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.

Baseline requirements

- The RFP contains a requirement that any vendor(s) selected *must* provide a public benefit to all aspects of the culturally diverse Cranston Street Armory community.
- RFP respondents must provide a public presentation on their detailed proposals for the Cranston Street Armory.

Selection of a qualified vendor

- The actual selection of the vendor will be governed by the state purchasing process. The Technical Review Committee, also known as the selection committee, will be made up of
 - Five state employees
 - One city representative recommended by the Mayor of Providence
 - Three community members recommended by the Cranston Street Armory Steering Committee
- The Department of Administration will provide frequent communications and updates to the community regarding the RFP, meetings and overall process.

Community access

- All proposals must incorporate public access to and use of the Armory.
- 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

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

Examples of public financing and tax credits

- **Qualified Jobs Incentive Tax Credit:** Up to \$7,500 per job per year in annual and redeemable tax credits, depending on the wage level and other criteria.
- **Rebuild Rhode Island Tax Credit:** Redeemable tax credits that cover up to 30% of project costs if a real estate project cannot raise enough funding or is at risk of locating in another state.
- **Tax Increment Financing:** Provides capital to eligible projects by rebating new State tax revenue generated, not to exceed 30% of total project costs or 75% of incremental revenue generated.
- **First Wave Closing Fund:** Provides linchpin financing unavailable from other sources to close transactions of a critical or catalytic nature.

What happens next?

- 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 be able to submit responses through February.
- 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 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.

