CONNECT GREATER NEWPORT
Coastal Communities, Boundless Opportunities

Newport County Development Council: Connect Greater Newport

Request for Proposals

Aquidneck Island and Naval Station Newport Compatible Use

Important Dates:

Event	Date
RFP Issued	November 15, 2024
Pre Proposal Meeting (virtual)	November 21, 2024 from 12:30-1:30
Questions Due	December 2, 2024
Proposal Due	December 13, 2025
Project Kickoff	February, 2025

Contact Information: engage@connectgreaternewport.com

Pre Proposal Meeting: Please email engage@connectgreaternewport.com if you are interested in attending the Pre Proposal Meeting and meeting information will be sent to you.

Questions: All questions should be emailed to engage@connectgreaternewport.com by December 2, 2024.

Submission Instructions: Email your proposal to engage@connectgreaternewport.com by close of business on December 13, 2024.

Project Background and Purpose:

The Newport County Development Council (NCDC) seeks proposals for consulting services on behalf of the towns of Middletown and Portsmouth and the City of Newport in Newport County. This area hosts Naval Station (NAVSTA) Newport. Located on Aquidneck Island along with the City and towns, NAVSTA is home to more than 50 naval and defense commands and activities. NAVSTA Newport is the Navy's premier site for training and educating officers, officer candidates, senior enlisted personnel, and midshipman candidates, as well as conducting evaluation of advanced undersea warfare and development systems.

Due to increasing pressures on Aquidneck Island resulting from climate change, population and demographic changes, changing community needs and changing social and economic conditions, there is a need for integrative regional planning to ensure that the military and community efficiently and effectively coexist and support one another in the decades to come. Three topics are of critical importance have recently emerged during joint discussions between the municipalities and the Navy:

1. Transportation
2. Water and sewer capacity
3. Land use

These three priority topics are distinct but interrelated. Addressing them all together is intended to ensure that the results of the three planning efforts are not siloed and that the military installation is considered as a contributing entity when considering regional planning and what Aquidneck Island will become in the years ahead. Fully integrated regional planning in these three priority areas seek to minimize encroachment risk while ensuring continuity of essential services and quality of life for the three host communities and mission assurance for Naval Station Newport. The study should make recommendations to facilitate development and growth that benefits the host communities and the Naval Station Newport. The results of this planning effort should allow NAVSTA Newport's host communities to grow and better support military personnel and civilians who support the installation, while avoiding encroachment or impacts to the Navy mission.

The Town of Middletown and NCDC expect that this study will uncover new vulnerabilities to the how the region manages land use, water and sewer infrastructure, and transportation while supporting Naval Station in those critical areas. Conducting the study at this time should also provide further incentives for communities to prevent encroachment, plan for sustainable use of resources, and where possible transition to more resilient approaches, such as a transition to clean energy solutions especially in the transportation space. Actively involving the surrounding communities will promote the military mission and highlight the benefit of the Navy's presence in the region to the public. Most importantly, the results of the study will provide a series of planning recommendations that will be used to navigate towards resilience, smart growth, and enhanced quality of life for all on Aquidneck Island.

Proposal Guidance:

The successful candidate will demonstrate prior experience with each of the three subject matters described in the Scope of Services below, as well as the ability to weave them together seamlessly.

However, if your firm or group of firms do not have proficiency with all three topics, you are permitted to propose one or two of them separately. In such an instance, NCDC reserves the right to ask two or more proposal teams to consider partnering together to complete the full scope of services under one contract.

The selected consultant(s) will be responsible for working with NCDC on topical project work, engagement, and final deliverable development. NCDC has staff capacity to support these activities including:

- Engagement:
    - There will be an Advisory Committee and a Technical Committee of local representatives who the selected consultant(s) will engage with throughout the process, facilitated by NCDC.
    - There is also the potential for public meetings and additional community engagement; please explore this in your proposal and suggest your recommended public engagement approach.
- Final Deliverable Development:
    - NCDC will work with the selected consultant(s) to create one cohesive final deliverable to respond to the entirety of the Scope of Work listed here. Please see the Timeline below and plan for ongoing coordination with NCDC from May - August 2025 Tabletop Exercises, Ongoing Coordination with Client Team, and Final Deliverable Development.

Respondents should describe how they will build on prior planning work that has been conducted, including the following:

- Aquidneck Island Infrastructure Assessment (2021)
- Aquidneck Island Watershed Plan (2021)
- "Keep Newport Moving," City of Newport Transportation Master Plan (2023)
- Aquidneck Island Drinking Water Assessment Results (2015)
- Regional Hazard Mitigation Plan (2024-2025) In Process
- Military Installation Resilience Review (2022)
- Development Impact analysis

Additionally, the three municipalities will be engaging in comprehensive plan updates in the next several years, and the consultant will need to coordinate with them as appropriate.

Additional background information can be found in this folder: Background Information

Scope of Services:

Topic 1: Island Wide Transportation and Regional Connectivity

The Naval Station (NAVSTA) is looking to conduct a comprehensive analysis of its current and projected transportation needs. This analysis will encompass all forms of mobility, including road infrastructure, public transit, and potential alternative transportation modes. The consultant will identify existing road constraints, assess associated risks, and develop recommendations to address challenges and ensure the community and NAVSTA's transportation systems remain efficient and sustainable.

Task 1: Existing Transportation System Assessment

- Inventory and analysis of all existing transportation infrastructure, including roads, bridges, public transit routes, and pedestrian/bicycle facilities.
- Evaluation of the current state of traffic flow, congestion levels, and transportation demand.
- Assessment of the effectiveness of existing transportation policies, regulations, and programs.

Task 2: Future Transportation Needs Projection

- Analysis of projected growth patterns within the NAVSTA, including population, employment, and economic development.
- Forecasting of future transportation demand, including vehicle traffic, public transit usage, and alternative transportation modes such as the potential for ferry usage. This can also include a review of potential connection to the MBTA station in Fall River and unused rail on Aquidneck Island as well as driverless vehicles and increased electric vehicles.
- Identification of potential transportation-related challenges and risks associated with growth.

Task 3: Infrastructure Assessment and Risk Evaluation

- Evaluation of the condition and capacity of existing road infrastructure, including pavement quality, bridge safety, and traffic signal systems. Ensure Bruma Road and municipally owned roads are central to analysis. Also, coordinate with state planning that is underway currently.
- Identification of potential infrastructure deficiencies and their associated risks.
- Assessment of the vulnerability of the transportation system to natural disasters, climate change, and other external factors.

Task 4: Recommendations and Strategies

- Development of a comprehensive set of recommendations to address identified transportation needs and challenges.
- Proposal of strategies for improving transportation efficiency, reducing congestion, and enhancing accessibility in the future.
- Recommendations for potential investments in transportation infrastructure, public transit systems, and alternative transportation modes.
- Development of a long-term transportation plan to guide future decision-making.

Deliverables:

1. Comprehensive transportation needs assessment report.
2. Detailed analysis of existing road infrastructure and associated risks.
3. Projections of future transportation demand and challenges.
4. Recommendations for improving transportation efficiency and sustainability.
5. Long-term transportation plan.

Topic 2: Water and Sewer Capacity

The region is looking to conduct a comprehensive assessment of its current and projected water and sewer infrastructure needs with a primary focus on the three island communities and other communities in the Greater Newport region. This assessment will evaluate the existing capacity of the system (municipal and NAVSTA), identify potential risks and challenges, and develop recommendations to ensure the regional water and sewer services remain reliable and sustainable in the face of flood occurrences. The expectation is that the consultant will work through the Technical Committee to collaborate with municipal leaders and local topical experts as appropriate.

Task 1: Existing Water and Sewer Infrastructure Assessment

- Inventory and analysis of all existing water and sewer infrastructure, including pipelines, treatment plants, storage facilities, and pumping stations (including drinking water, stormwater, and wastewater).
- Evaluation of the current state of water quality, wastewater treatment effectiveness, and system capacity.
- Assessment of the effectiveness of existing water and sewer management practices.
- Understanding of flood impacts and risks (bringing in already completed analysis).

Task 2: Future Water and Sewer Needs Projection

- Analysis of projected growth patterns within the region, including population, employment, and economic development.
- Forecasting of future water demand and wastewater generation.

- Identification of potential water and sewer-related challenges and risks associated with growth.

Task 3: Capacity Assessment and Risk Evaluation

- Evaluation of the capacity of the existing water and sewer system to meet current and projected demand.
- Identification of potential infrastructure deficiencies, including pipeline leaks, treatment plant limitations, and storage capacity constraints.
- Assessment of the vulnerability of the water and sewer system to natural disasters, climate change, and other external factors.

Task 4: Recommendations and Strategies

- Development of a comprehensive set of recommendations to address identified water and sewer needs and challenges (including drinking water, stormwater, and wastewater).
- Proposal of strategies for improving water and sewer system efficiency, reliability, and sustainability.
- Recommendations for potential investments in infrastructure upgrades, treatment plant improvements, and water conservation measures.
- Development of a long-term water and sewer management plan to guide future decision-making.

Deliverables:

1. Development of a comprehensive set of recommendations to address identified water and sewer needs and challenges.
2. Proposal of strategies for improving water and sewer system efficiency, reliability, and sustainability.
3. Recommendations for potential investments in infrastructure upgrades, treatment plant improvements, and water conservation measures.
4. Development of a long-term water and sewer management plan to guide future decision-making.

Topic 3: Land-Use Analysis

The region is looking to conduct a comprehensive analysis of future base design and development opportunities in the vicinity of NAVSTA. This analysis will utilize Geographic Information Systems (GIS) to identify potential areas for expansion, redevelopment, or collaboration with surrounding communities. The consultant will develop a GIS model that highlights opportunity and limitation areas, providing valuable insights for future planning and decision-making.

Task 1: Site Assessment and Data Collection

- Identification and assessment of potential development sites within the NAVSTA's vicinity.
- Collection of relevant data, including land use patterns, zoning regulations, infrastructure availability, environmental conditions, and historical and cultural resources.

Task 2: GIS Model Development

- Creation of a GIS database to store and manage collected data.
- Development of GIS layers representing various factors influencing development potential, such as land suitability, accessibility, infrastructure connectivity, and environmental constraints.
- Integration of GIS data to identify opportunity and limitation areas for future base design and development.

Task 3: Future Base Design Analysis

- Evaluation of potential base design options, including expansion, redevelopment, or consolidation.
- Assessment of the feasibility and benefits of each option, considering factors such as cost-effectiveness, operational efficiency, and compatibility with surrounding land uses.
- Conduction of a table-top exercise with representation from NAVSTA, RI DOT, RI Office of Planning, RIPTA, local shuttle providers, employers, and municipal planners.

Task 4: Development Opportunities Analysis

- Identification of potential development opportunities near the NAVSTA, including commercial, residential, or mixed-use projects.
- Assessment of the economic, social, and environmental impacts of these opportunities.
- Evaluation of potential partnerships and collaborations with local communities and businesses.

Task 5: GIS Model-Based Recommendations

- Development of recommendations based on the GIS analysis, highlighting areas with high development potential and potential challenges.
- Identification of strategies for maximizing the benefits of future base design and development projects.
- Proposal of potential land use plans and zoning changes to support desired development outcomes.

Deliverables:

1. Comprehensive GIS model of the NAVSTA and surrounding area.
2. Analysis of future base design options and their feasibility.
3. Identification of potential development opportunities and their impacts.

4. Recommendations for future land use planning and decision-making.

Proposal and Project Timeline:

- December 2025: Proposal Due
- January 2025: Project Award and Contracting, Kickoff
- February - April 2025: Engagement in the community, Analysis
- April 2025: Draft Deliverables Due
- May 2025 - August 2025: Tabletop Exercises, Ongoing Coordination with Client Team, Final Deliverable Development

Project Budget:

The maximum budget for the scope of work described in this RFP is $420,000. That budget is roughly broken down in the following way:

- Island Wide Transportation and Regional Connectivity: $215,000
- Water and Sewer Capacity: $105,000
- Land-Use Analysis: $100,000

If your team is submitting a proposal for only one or two of the topic areas, please propose a budget in keeping with the portion of the budget intended for that piece of work.

The maximum budget listed here includes all staff time, travel, project coordination, and other expenses.

Proposal Requirements:

1. Cover Letter
2. About your firm(s) and intended project staff
3. Technical Approach
4. Timeline
5. Price Proposal
6. Related Project Examples and References

Evaluation Criteria:

Criteria	Points
Technical approach and qualifications	25
Project experience and references	25

Proposed schedule and budget	20
Overall quality and responsiveness	20
Compliance with RFP requirements	10
TOTAL	100