

RESOLUTION OF THE CITY COUNCIL

No. 360

Approved July 24, 2019

RESOLVED, That the Members of the Providence City Council
hereby Authorize Approval of the following Contract Award by the Board of
Contract and Supply, in accordance with Section 21-26 of the Code of Ordinances
of the City of Providence.

The Nature Conservancy
(Healthy Communities Office)

\$613,000.00

IN CITY COUNCIL

JUL 18 2019

READ AND PASSED

Sabina Noto
PRES.

Shawn Sellen
CLERK

I HEREBY APPROVE.

[Signature]
Mayor

Date: 7/24/19

City Hall, Room 310
25 Dorrance Street
Providence, RI 02903
P: 401.421.7740, ext 577
F: 401.351.1056



Office of the Internal Auditor

May 8, 2019

Mr. Shawn Selleck
City Clerk's Office
City of Providence
25 Dorrance Street
Providence, RI 02903

Dear Shawn:

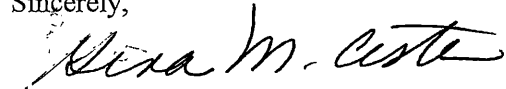
I am writing to request that the following requested contract awards be submitted to the City Council and the Finance Committee for approval:

- **Public Property:**
 - Award to **American Safety Programs & Trainings, Inc** for "Facility Lease for Public Safety Training Facility for the Police and Fire Departments" for amount of **\$876,508 for FY2020 to FY2023** in accordance with the Code of Ordinance, Section 21-26 (c);
- **Healthy Communities Office**
 - Request to award **The Nature Conservancy** for "playspace and green infrastructure project management services" for an amount of \$613,000 (Fund 277) in accordance with the Code of Ordinance, Section 21-26 (a);
- **Law Department:**
 - Request to enter into a three-year contract with **West Publishing Corporation (Thomas Reuters)**, sole source vendor, for various print publications and
 - Request to enter into a three-year contract with **West Publishing Corporation (Thomas Reuters)** for its online legal research for a total amount not to exceed \$40,989.72, in accordance with Code of Ordinance, Section 21-26 (b);
 - Hiring of new outside legal counsel, Sharon G Gardner (no hourly rate or funding cap identified)
- **Water Supply Board:**
 - Authorization to extend contract with D-3 Inc. for two years in an amount not to exceed \$600,000 in accordance with the Code of Ordinance, Section 21-26 (a);
- **Commissioner of Public Safety**
 - Request a change orders in the amount of **\$27,626.25** with **Kronos Inc.** for a total amount of \$138,536.25 in accordance with the Code of Ordinance, Section 21-26;
 - Request a change order in the amount of **\$32,967.59** with **Kronos, Inc.** for cloud hosting platforms in accordance with the Code of Ordinance, Section 21-26;

CITY HALL • 25 DORRANCE STREET, ROOM 310 • PROVIDENCE, RHODE ISLAND 02903
Phone: (401) 521-7477 • Fax: (401) 521-3920
COUNCIL@PROVIDENCERI.COM

- Request to extend the contract with **Kronos. Inc.** for annual support service in the amount of **\$59,176.13** in accordance with the Code of Ordinance, Section 21-26.

Sincerely,



Gina M. Costa
Internal Auditor

Cc: Jeff Dana, City Solicitor
Steven M Pare, Commissioner of Public Safety
Michael Borg, Director of Public Property
Ellen Cynar, Director, Healthy Communities Office
Molly Hannon Associate Director of Purchasing
James J. Lombardi, III, Treasurer/Senior Advisor to City Council



May 3, 2019

To: The Honorable Jorge Elorza
Chair, Providence Board of Contract and Supply
25 Dorrance Street
Providence RI 02903

RE: THE NATURE CONSERVANCY – BAILEY BAXTER PLAYSPACE PROJECT (ID#24494)

Dear Mayor Elorza,

This letter is to request a vendor award to **The Nature Conservancy**, 159 Waterman Street, Providence, RI 02906, for **playspace and green infrastructure project management services** related to the City of Providence-Healthy Communities Office's Acquisition and Revitalization Program funding through Rhode Island Housing. A total amount not to exceed **\$613,000.00 will be paid out of grant account 277-277** by December 2020. This requested vendor was explicitly named as a partner in this funding and for this work. The funding is available contingent upon working with this vendor.

In fall 2017, the City of Providence and The Nature Conservancy were awarded funding through Rhode Island Housing's Acquisition and Revitalization Program for the Bailey Baxter Playspace Project. The Bailey Baxter Playspace Project is a collaboration between the City of Providence and The Nature Conservancy. The project will transform two vacant and blighted properties into safe, engaging and beautiful recreation and outdoor learning areas in connection to an existing school playground at Bailey Elementary School. These properties will also serve as a gateway to additional community recreation space improvements at adjacent Baxter Street Park. Ultimately, this project seeks to improve the livability of this neighborhood and support existing housing and public space investments by Rhode Island Housing and the City of Providence.

We are requesting a vendor award for The Nature Conservancy based on their unique experience transforming underutilized community spaces into vibrant areas for play and learning. The Nature Conservancy is one of the leading conservation organizations working around the world to protect ecologically important lands and waters for nature and people. This application builds on The Nature Conservancy's capacity to fully execute, under short deadlines, revitalization projects that support environmental sustainability and health outcomes. The leadership team from the Rhode Island Chapter of The Nature Conservancy has over 45 years of project management experience in the field of green infrastructure. This team is recognized for having extensive project management and administrative capacity as well as scientific expertise. The Conservancy has a reputation for being experienced, responsible, and effective, working with grant opportunities that have short time frames and expect deliverables on time and on budget.

Thank you for your consideration.

Sincerely,

Ellen Cynar, MS, MPH
Director, Healthy Communities Office

Finance Approval

Minority Participation: 0%MBE 0% WBE

Account Code: 277-277
\$613,000.00

HEALTHY COMMUNITIES OFFICE
25 Dorrance Street, Room 111, Providence, Rhode Island 02903
Phone: 401-680-5733 | Fax: 401-455-8824
www.providenceri.gov



Rhode Island Housing

Rhode Island Housing Funding Application for Property Acquisition and Revitalization Program ("ARP")

Due 4:00 p.m.
Friday, August 25, 2017

Applicant Name: The City of Providence in partnership with The Nature Conservancy

Please indicate the amount of funds you are requesting:

ARP Funds Requested: \$ 641,612

Property is: Vacant Land Foreclosed property Blighted property
**See attached Existing building Vacant Year built: ____ To be demolished?
Appendix I Property/site is in a 100-year Flood Zone Yes No

Please note: Development within a 100-year Flood Zone (A, AE), demolition of historic buildings and development upon environmentally sensitive land is prohibited.

Per application checklist, provide FEMA map.

Application Mailing Instructions:

Submit two hard copies and one electronic copy* of the application (including all spreadsheets and attachments) to:

Belinda Lill, Program Coordinator
Rhode Island Housing
44 Washington Street
Providence, RI 02903
blill@rihousing.com

Acquisition and/or redevelopment must commence within six months of approval of ARP funding.

DEVELOPER FEES AND/OR PROFIT ARE LIMITED TO 10% OF THE TOTAL DEVELOPMENT COST OF THE PROJECT NOT INCLUDING DEVELOPER FEE AND/OR RESERVES.

USE OF AN APPLICATION OTHER THAN THIS VERSION WILL RESULT IN THE APPLICATION BEING RETURNED WITHOUT REVIEW

1. Applicant Information

Organization: The City of Providence

Ownership entity if different from above: N/A

Address: 25 Dorrance Street

City/Town: Providence State: RI Zip Code: 02903

Tax ID: 05-6000329 Agency DUNS # (if applicable): 06-985-3752

Chief Executive Officer: Mayor Jorge O. Elorza

Contact Person: Ellen Cynar Title: Director, Healthy Communities Office

Telephone: 401-680-5733 Fax: 401-455-8824 Cell: 248-420-5838

E-mail Address: ecynar@providenceri.gov

Type of Organization:

Housing Developer	Organization is:	non-profit	for-profit
Housing Authority			
Municipality		X	
Redevelopment Agency			
Other:			

2. Project Location

Project Name: Bailey Baxter Playspace Project

Street Address: * See attached Appendix I

City/Town: _____ Zip Code: _____

Plat: _____ Lot(s): _____ Census Tract: _____ Block Group: _____

**for scattered site developments attach a separate list of addresses.*

3. Project Involves (check all that apply):

X Acquisition/redevelopment of *existing vacant, blighted or foreclosed residential property*

Acquisition/ redevelopment of *existing vacant, blighted or foreclosed commercial property*

Acquisition, demolition and *new construction of residential property which will help to increase the supply of affordable housing*

X Redevelopment of *public nuisance lot(s) or other properties* for use as residential, commercial, public facilities or public space including, but not limited to, community meeting spaces, facilities for not-for-profit cultural and educational activities, parks and playgrounds to encourage the revitalization of neighborhoods or communities

Applicants must demonstrate that acquisition and/or redevelopment will commence within 6 months of approval of funding. The proposal's initial readiness to proceed will be assessed, and all applicants must demonstrate readiness to proceed throughout the process.

4. Development Team Information

Name	Role	Address	Phone	Email	RI Firm (Y/N)	MWBE (Y/N)
The City of Providence	Developer	25 Dorrance Street	401-680-5000	ecynar@providence	<input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
The Nature Conservancy	Managing Agent	159 Waterman Street	401-331-7110	sheila.dormody@	<input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
COP Parks Department	Architect	25 Dorrance Street	401-680-5000	bbyrnes@provid	<input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
TBD public bidding per COP Ord. 21-27	GC (only if selected)				<input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
TBD public bidding	Sub-contractor				<input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
TBD public bidding	Consultant				<input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
TBD public bidding	Service Provider				<input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>
TBD public bidding	Other				<input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/>

5. Write a concise narrative description addressing each of the following issues (use separate headings):

- a) Objectives and beneficiaries of proposal. Please be specific. Describe project status of plans and specs and approvals (zoning, building permit, etc.) by municipal permitting bodies and state regulatory agencies. Please provide a development schedule including projected date of commencement of activities (e.g., construction) and timetable for completion.

**See attached Appendix A
- b) Demonstrate that the proposed project is financially feasible. Provide Total Development Cost ("TDC") per home/unit (for residential or mixed use proposals) or for project (for public space, community facility and other proposals). Describe project leveraging (i.e., percent of TDC to ARP funding). List all other committed state, federal and other funds (including any rental and operating subsidy programs for residential or mixed use proposals). ARP funds should be the last amount to be committed.

**See attached Appendix A
- c) Describe applicable housing development experience. Demonstrate experience and

capacity to complete, operate and maintain the proposed project for a minimum 15-year period (i.e., based upon past experience with projects of similar complexity).
Provide organization's financial compilation or audit.

****See attached Appendix A**

- d) Discuss location and impact on surrounding community. Describe the existing conditions of the neighborhood, demographic trends and local need.

For residential developments, describe housing affordability (i.e., percent of units at or below 120% of AMI), or *for commercial or other developments*, evidence that project is located in low/moderate income area or that it will serve low/moderate income households. Include information regarding number of jobs created and/or retained as a result of the development.

****See attached Appendix A**

- e) Discuss inclusion of any sustainable and green components and/or design and energy efficiency.

****See attached Appendix A**

Agreement and Certification

The undersigned specifically agrees that the funds requested by this application will be secured by a Mortgage and/or Deed Restriction on the property described herein and that Rhode Island Housing, its agents, successors and assigns make no representations or warranties, express or implied, to the Applicant regarding the property, the condition of the property or the value of the property.

I verify that the information in this application is true and correct. I understand that false statements herein are subject to the penalties of Rhode Island Law relating to unsworn falsification to authorities.

Organization Name:

By: Ellen Cynar Title: Director, Healthy Communities Office
Print or type name

Signature: _____ Date: 8/24/17

Application Checklist

Attach in this exact order (please use section tabs for all applications):

Application (signed and dated)	<input checked="" type="checkbox"/>
Narrative proposal description	<input checked="" type="checkbox"/>
Project Sources and Uses	<input checked="" type="checkbox"/>
Provide Management plan and/or operating budget	<input checked="" type="checkbox"/>
Letters of funding commitment	<input checked="" type="checkbox"/>
Resumes of all key development staff & team	<input checked="" type="checkbox"/>
Provide proof of organization's creditworthiness through financial compilation or audit	<input checked="" type="checkbox"/>
Evidence of site control	<input checked="" type="checkbox"/>
Property Deed and legal description of the property	<input checked="" type="checkbox"/>
Include Plat, Lot and zip codes for all addresses	<input checked="" type="checkbox"/>
Photographs of property	<input checked="" type="checkbox"/>
Evidence of zoning approval	<input checked="" type="checkbox"/>
FEMA flood map for each address	<input checked="" type="checkbox"/>
Design Plans and Specs	<input checked="" type="checkbox"/>
Detailed construction estimates (rehabilitation budget) prepared by qualified professionals.	<input checked="" type="checkbox"/>
Schedule of values on the scope of work	<input checked="" type="checkbox"/>
Evidence of demand or need for the project through market analysis or study, local demographics, etc.	<input checked="" type="checkbox"/>
Site location map (location and surroundings)	<input checked="" type="checkbox"/>
<i>Acquisition only:</i> Current appraisal (if applicable)	<input checked="" type="checkbox"/>



Rhode Island Housing

FOR IMMEDIATE RELEASE

November 30, 2017

Contact: Emily Martineau, 401-450-1309 or emartineau@rhodeislandhousing.org
Kevin Tente, 401-831-1200 or ktente@nharbor.com

From Playgrounds to Workforce Development, RIHousing Creates Opportunities to Transform Neighborhoods

\$3.8 million in Acquisition and Revitalization Program funding to create homes, community space

Providence, RI – RIHousing's Board of Commissioners today approved funding awards totaling approximately \$3.8 million to revitalize neighborhoods in Providence, Woonsocket, Central Falls and Smithfield.

"Within a year of the passage of Rhode Island's Housing Opportunity Bond, we are putting that funding to work," said Governor Gina M. Raimondo. "As we work to grow our state's economy and create jobs, these awards are smart investments that will revitalize communities and spur growth."

The awards will fund a total of 46 residential homes, 58 live-work units¹, 27,756 square feet of new commercial space, a park and playground. The funding is allocated via the state Acquisition and Revitalization Program ("ARP").

"Playgrounds and parks play an essential role in supporting quality of life in our neighborhoods," said Providence Mayor Jorge Elorza. "This funding will provide us a unique opportunity to address vacant properties in the Bailey Elementary School area while improving access to green space and physical activity in our neighborhoods."

"The City of Central Falls is thrilled that Rhode Island Housing has provided the last piece of funding for our Dexter Adult Learning and Workforce Development Hub," said Central Falls Mayor James Diossa. "This project will transform a vacant and blighted building into a regional center of academic excellence for adult learners and provide training for the Blackstone Valley workforce of the future. Thanks to Rhode Island Housing and Rhode Island College, this partnership will bring thousands of students, teachers and administrators to a revitalized Dexter Street, further activating an important commercial corridor in the Blackstone Valley and leveraging over \$3 million in public and private funding for a comprehensive overhaul of Dexter Street."

¹ ARP funds will be used for the commercial portion only.

"This project will be a powerful and transformative moment in the Central Falls comeback story," concluded Mayor Diossa.

On November 8, 2016, Rhode Island voters passed a state bond referendum authorizing the issuance of a \$50 million Housing Opportunity Bond, \$10 million of which was earmarked for Urban Revitalization and Blight Remediation. Voters authorized the state, through the Rhode Island Commerce Corporation ("Commerce RI"), to use these funds to develop and implement a program for the improvement of properties that are blighted or in need of revitalization. That program is known formally as the Acquisition and Revitalization Program ("ARP"). RIHousing was tasked by Commerce RI to administer ARP.

The developments awarded funding are:

- **Bailey Baxter Playspace Project**, sponsored by the City of Providence in partnership with The Nature Conservancy, will redevelop vacant and blighted properties on Baxter Street and Norwich Avenue in South Providence into a playground for Bailey Elementary School. The project also includes improvements to adjacent Baxter Park.
- **The Dexter Adult Learning and Workforce Development Hub**, sponsored by the City of Central Falls in collaboration with Rhode Island College, will convert a vacant building at 934 Dexter Street (formerly the Dexter Credit Union) into an academic space offering continuing education, workforce development, professional development, personal enrichment and community programming.
- **Georgiaville Village Green**, sponsored by The Coventry Housing Associates Corporation and Gemini Housing Corporation, will develop 42 apartments.
- **The Millrace District Creative Placemaking Initiative**, sponsored by NeighborWorks Blackstone River Valley, will redevelop three vacant mills located at 15 Island Place and 68 South Main Street in Woonsocket into 58 live-work units and six commercial business units. ARP funds will be used for the commercial portion only.
- **136 Rugby Street and 44 Lillian Avenue, Providence**, sponsored by SWAP, Inc., will develop two-family homes on two currently vacant lots. The homes will each consist of a three-bedroom homeownership unit and a two-bedroom rental unit.

"The investments announced today will do much more than just create homes – they will create opportunities for the people who live in these neighborhoods," said Barbara Fields, Executive Director of RIHousing. "I am very excited that these developments will have a profound impact on the surrounding communities: from a playground for children to continuing education and workforce development for adults, there are a myriad of possibilities offered by the developments funded."

ARP's purpose is to stabilize neighborhoods and communities by strategically targeting foreclosed and/or blighted properties and vacant lots in need of redevelopment. ARP funding is available statewide, but 75% of the funding is set aside for urban communities. The income of households that will occupy the redeveloped properties is limited to 120% of Area Median

Income (\$69,200 for a two-person household). In addition, ARP prioritizes the redevelopment of properties located in low- and moderate-income census tracts.

“The ARP funds will enable SWAP to continue its long history of developing affordable homes for sales and apartments for rent on the SouthSide,” said Carla DeStefano, Executive Director of SWAP, Inc.

About RIHousing

RIHousing works to ensure that all Rhode Islanders can afford a healthy, attractive home that meets their needs. RIHousing uses its resources to provide loans, grants, education and assistance to help residents find, rent, buy, build and keep a good home. Created by the General Assembly in 1973, RIHousing is a self-sustaining corporation and receives no state funding for operations.

Cynar, Ellen

From: Eric Alexander <ealexander@rihousing.com>
Sent: Wednesday, November 22, 2017 11:11 AM
To: Cynar, Ellen
Cc: Belinda Lill; Lauren Farley; Michael St. Cyr
Subject: Acquisition & Revitalization Program/Bailey Baxter Playspace

Importance: High

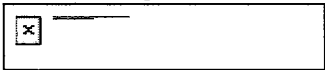
Dear Ms. Cynar,

Your joint ARP submission with The Nature Conservancy for the **Bailey Baxter Playspace Project** is being recommended for funding at the upcoming RIHousing Board of Directors meeting scheduled on November 30th at 8:30 AM here at our offices. Please make plans to have a representative attend. If you have any questions, do not hesitate to let me know.

Thank you and I look forward to seeing you at the meeting,

Eric

Eric Alexander | *Asst. Director Development*
Rhode Island Housing
p. 401-457-1236 | ealexander@rihousing.com
44 Washington Street | Providence, RI 02903



Click [here](#) to view our 2016 Annual Report



Bailey Baxter Playspace Project

Application Narrative

Project Summary

The Bailey Baxter Playspace Project is a collaboration between the City of Providence and The Nature Conservancy. The project will transform two vacant and blighted properties into safe, engaging and beautiful recreation and outdoor learning areas in connection to an existing school playground at Bailey Elementary School. These properties will also serve as a gateway to additional community recreation space improvements at adjacent Baxter Street Park. Ultimately, this project seeks to improve the livability of this neighborhood and support existing housing and public space investments by Rhode Island Housing and the City of Providence.

Located in the heart of Providence, this project is located in an urban community as defined at RIGL Sec. 42-64-13.1(b)(5). The City has dedicated the necessary land to the Project and has funded numerous planning and design processes as described in this application. The project has full zoning approval from the City of Providence's Planning + Development Department and no permits are required given the nature of this project. ARP funds for the development activities described in this application will be the final funding necessary to improve and expand this public facility.

A) Objectives and Beneficiaries of Proposal

The ARP funding will provide final funding for the Bailey Baxter Playspace Project to rehabilitate existing playspace facilities to support community health and safety. This application targets the neighborhood around Bailey Elementary School, a Providence Public School. Bailey is located at 65 Gordon Avenue in Providence, Rhode Island (02905) in South Providence. Beneficiaries of the project include students and staff at Bailey Elementary; children and families utilizing Baxter Street Park; and the surrounding homeowners through improved public and recreation space. *Please see Section D of Narrative for details about project demographics and local impact.*

Key project components include:

- *Bailey Elementary School Playspace:* We propose combining the following properties to create a cohesive green schoolyard that supports a safe, engaging and beautiful recreation and outdoor learning area for students and staff:
 - 56 and 58 Baxter Street: These properties are currently vacant and blighted and used for illegal dumping and parking. In 2003 the houses on these properties were taken down; they were acquired by the City of Providence in 2012. They abut Bailey Elementary School and are directly across from Baxter Street Park, serving as a focal point of blight in the neighborhood.
 - 62 and 66 Baxter Street: These properties are the current Bailey Elementary School playground. This playspace has not been improved for over 10 years and currently does not meet the needs of the students and staff of Bailey.
- *Baxter Street Park:* We propose a full redevelopment of Baxter Street Park to create a playspace that supports safe, engaging and a beautiful recreation area for neighbors.
 - 57 and 61 Baxter Street: These properties are the current Baxter Street Park playspace. This playspace has not been improved for over 20 years and the existing equipment does not meet the needs of the residents of the neighborhood. They are directly across the street from the proposed Bailey Elementary School Playspace, which would create a cohesive playspace renovation for the neighborhood.

Bailey Baxter Playspace Project
Application Narrative

- *Bailey/Baxter Connector:* We propose developing a connector between the Baxter and Bailey components of this project in order to support a more cohesive recreation and learning experience for users. It will utilize best practices in transportation infrastructure such as innovative road paintings and traffic calming strategies so as to ensure the safety of those using the park and playspace.

Goals, Strategies, Outcomes

The Bailey Baxter Playspace Project is in alignment with Rhode Island Housing’s ARP priorities for public facilities improvements and investments that Rhode Island Housing has already made in the neighborhood. It also supports the City of Providence and The Nature Conservancy’s goals to improve public facilities to improve public health and sustainability outcomes for Providence residents.

RI Housing Priority	Project Goal	Strategies	Expected Outcomes
Increase and preserve the supply of affordable housing through investment in vacant and blighted properties; AND Public facility development that enhances prior public investment	Goal 1: To provide a safe, engaging and beautiful recreation and outdoor learning area for the youth and families of South Providence	Strategy 1: Transform vacant and blighted properties to benefit the community a: Bailey playspace rehabilitation b: Baxter playspace rehabilitation	Outcome 1: The Bailey/Baxter neighborhood will have a more inviting place for youth and families to play and learn outdoors
	Goal 2: Support sustainability and green infrastructure activities	Strategy 2: Apply green infrastructure techniques to vacant and blighted properties	Outcome 2: Reduction in stormwater runoff and increased knowledge of green infrastructure practices
Funding of proposals that best serve the needs of Rhode Island workers and businesses	Goal 3: To provide opportunities for Rhode Island businesses to participate in subcontracting components of project	Strategy 3: Utilize and prioritize Rhode Island-based businesses for subcontracting	Outcome 3: The Bailey Baxter Playspace Project will utilize Rhode Island workers and businesses where possible
Proposals that achieve these goals at the lowest cost	Goal 4. To provide a safe, engaging and beautiful recreation and outdoor learning area for the youth and families of South Providence at the lowest cost	Strategy 4: Partnership between City of Providence and The Nature Conservancy to build upon assets and competencies Strategy 5: Utilize public bidding processes to identify lowest cost services and vendors	Outcome 4: The Bailey Baxter Playspace Project will support public facility and neighborhood improvement at the lowest possible cost

Bailey Baxter Playspace Project Application Narrative

Project Status

In 2016, an extensive needs assessment and charrette process was conducted with the Bailey Elementary School community to understand their needs for improved recreational facilities at and around the school. Through this process, the following needs were identified: increased opportunity for recreation, outdoor learning space for students and teachers, and green infrastructure activities such as gardens.

The Bailey Baxter Playspace Project has been designed with these needs in mind. Included in the design are playspace improvements to Bailey Elementary School Playground and Baxter Street Park as well as innovative infrastructural enhancements that will help to connect the two spaces and provide users with a safer and more enjoyable experience. The final product of this process was a comprehensive plan for the redevelopment of the playspace, the vacant properties, and Baxter Park, which is ready to be executed upon the receipt of final funding requirements. ARP funds are last funding source needed to commence the Bailey Baxter Playspace Project.

This project currently has full zoning approval from the City of Providence's Planning + Development Department. The City's Department of Inspections and Standards will provide direct support with permitting as needed. Environmental assessments will be underway in October 2017, regardless of ARP funding, demonstrating the City's commitment to addressing the vacant and blighted properties. An engineer will be identified upon receipt of final funding requirements in order to complete final engineering plans. Plans and specifications will be 100% complete within 30 days. The Nature Conservancy has a strong history of working with grant opportunities that have short time frames and expect deliverables on time and on budget; this application builds on that capacity.

Current property conditions:

- 56 and 58 Baxter Street: Vacant and blighted; used for illegal dumping
- 62 and 66 Baxter Street: Bailey Elementary School Playground: Unimproved public facility; does not meet the needs of school community
- 57 and 61 Baxter Street: Baxter Street Park: Unimproved public facility; does not meet the needs of community

Bailey Baxter Playspace Project
Application Narrative

Proposed Project Development Schedule

			0	0	1	2	3	4	5	6	7
			Nov	Dec	Jan	Feb	Ma	Apr	Ma	Jun	Jul
		Total Fee Cost Schedule									
Stage 1	Planning & Design: Pre Award										
Task 1.1	RFP out to Bid for Design										
Task 1.2	Project Kickoff and Data Collection										
Task 1.3	Environmental Testing										
Stage 1	Planning & Design: Post Award	\$50,000									
Task 1.4	80% Design										
Task 1.5	Regulatory Applications and Review										
Task 1.6	100% Plans and Specifications										
Stage 2	Site Prep	\$256,425									
Task 2.1	Advertise for Preliminary Bids										
Task 2.2	Contractor Selection										
Task 2.3	Submittal Review; Material Procurement										
Task 2.4	Mobilization/Site-Prep										
Task 2.5	Demo/Excavation/Material Disposal										
Stage 3	Construction/Installation	\$335,187									
Task 3.1	Heavy Construction (Utilities, Foundations, etc.)										
Task 3.2	Material Installation and Finishings										
Task 3.3	Landscaping and Plantings										

Bailey Baxter Playspace Project
Application Narrative

B) Financial Feasibility of Bailey Baxter Playspace Project

The total development cost of the Bailey Baxter Playspace Project is \$919,513. The City of Providence and The Nature Conservancy will leverage \$277,901, which represents 30.22% of the TDC. We respectfully request \$641,612 from Rhode Island Housing’s Property Acquisition and Redevelopment Program. All properties included in this project proposal are owned by the City of Providence with the rights to develop on the property. All cost projections are based on extensive experience of both the City and The Conservancy with project of similar size and scope; and recently updated cost scopes from our playspace designer. ARP funds are last funding source needed to commence the Bailey Baxter Playspace Project and rehabilitate existing playspace facilities to support community health and safety.

Project cost projections include site preparation and environmental controls; all playspace infrastructure procurement and installation; plantings, and personnel costs. *Please see Exhibit N for a detailed budget.*

City of Providence Leverage

The City of Providence will provide the following in-kind support for this project:

1. Salaries/wages and fringe of staff time for a total of \$62,641.02 during the life of the project. See Schedule 1: Staff Contributions for details.
2. Property with a value of \$148,300.00 determined by 2017 total appraised parcel value. See Schedule 2: Property Contributions for details.
3. Playspace design, with a value of \$7,500.00 determined by cost paid to designer. See Schedule 3: Other Contributions for details.
4. Community Development Block Grant Funding for a total of \$50,000 during the life of the project for soft costs.

Please see the City of Providence’s Letters of Commitment in Exhibit D for full details on staffing and contributions.

The Nature Conservancy Leverage

The Nature Conservancy will provide the following in-kind support for this project:

1. Salary and fringe for staff for a total of \$12,496.96 during the life of the project.

Please see the The Nature Conservancy’s Letter of Commitment in Exhibit D for full details on staffing and contributions.

Maintenance Costs

Given the nature of this public facilities project, we do not anticipate any income generated. Management of this project will continue to be rolled into the regular responsibilities of the Parks and School Department’s maintenance and administrative budgets. Based on the City’s experience of managing and maintaining parks of similar size and scope, we anticipate total Year 1 maintenance costs for this project to be \$11,844.08. *Please see Exhibit C Managing Plan/Operating Budget for details.*

Bailey Baxter Playspace Project
Application Narrative

C) Describe Applicable Project Development Experience

The City of Providence and The Nature Conservancy have significant experience transforming under-utilized community spaces into vibrant areas for play and learning. This application builds on The Nature Conservancy’s capacity to fully execute, under short deadlines, revitalization projects that support environmental sustainability and health outcomes. This application also builds off of the City’s current ownership of the proposed project properties and capacity to maintain public spaces with high quality infrastructure.

Project Completion Experience

The Bailey Baxter Playspace Project proposes project management by the Rhode Island-based chapter of The Nature Conservancy. The Nature Conservancy is one of the leading conservation organizations working around the world to protect ecologically important lands and waters for nature and people. The leadership team from the Rhode Island Chapter of The Nature Conservancy, comprised of Sheila Dormody, Scott Comings and Andres Aveledo, has over 45 years of project management experience in the field of green infrastructure. This team is recognized for having extensive project management and administrative capacity as well as scientific expertise. The Conservancy has a reputation for being experienced, responsible, and effective, working with grant opportunities that have short time frames and expect deliverables on time and on budget.

For the Bailey Baxter Playspace Project, The Nature Conservancy’s staff will prepare a detailed request for proposals which will solicit the services of a qualified engineering firm to compile all existing conceptual plans and future goals for the site to generate a final set of construction drawings and specifications. This request for proposals will be sent to a list of pre-qualified engineering firms with which TNC staff have had experience working. This list includes: Fuss and O’Neill, Pare Corporation, Louis Berger Group, and EA Engineering. Based on several recent projects, TNC anticipates that Fuss and O’Neill will provide a cost effective and comprehensive proposal that will be highly competitive amongst the group of firms. TNC has selected Fuss and O’Neill for the last 5 contracts for engineering design that have ranged from \$20,000 to \$400,000. We have found them to excel in the completion of complex projects with very demanding schedules and feel very confident that they would achieve the work of this proposal within the ARP funding timelines. TNC will give preference to contractors that are women-owned business enterprises and/or minority-owned business enterprises.

The Nature Conservancy will solicit bids from a list of prequalified construction companies that have demonstrated the ability to complete contractual work on time and on budget. This list may include: SumCo Eco-Contracting, Northern Construction, East Coast Construction, John Rocchio Corporation, Skurka Construction and others depending on future availability and capacity to get the work done. The partnership with The Nature Conservancy will allow the project team to solicit and execute contracts quickly and efficiently while following the organization’s standard operating procedures.

Project Operation/Maintenance Experience

The City of Providence maintains a system of over 100 playspaces, including parks and school playgrounds, in diverse neighborhoods throughout the city. These neighborhood playspaces offer a variety of open space and recreation opportunities to support support healthy and sustainable neighborhoods. Over the past two years, the City has made significant investments in its parks and

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playspaces including the development and completion of over 150 unique projects, including playground retrofits and stormwater management projects. While the Bailey Baxter Playspace Project development will be managed by The Nature Conservancy, this project will build on the momentum of sustainability-focused public facilities improvements across Providence.

The City's Parks Department maintains the recreational amenities and neighborhood parks. This includes grounds upkeep, tree maintenance, yearly re-seeding/sanding/soil, and repairs to equipment and other parks infrastructure. These processes are overseen and administered by Deputy Superintendent of Parks, Brian Byrnes, who has over 25 years of project management and operations experience with a focus on green infrastructure and sustainability. The Parks Department provides routine professional development opportunities to Parks staff to increase in-house capacity for maintaining parks and playground space. This is of particular importance as the City supports more green infrastructure projects in public spaces. When necessary, the City utilizes outside vendors to provide additional maintenance support.

The City has also partnered with many active neighborhood groups in order to expand open space opportunities to include the development and redevelopment of walking trails through nature conservancies, community gardens, farmer's markets and a variety of special events and park programming. This has helped to keep our urban park spaces active while strengthening community spirit and bonds between neighbors. A key component of the City's capacity to maintain these parks is by working with community groups to support programming at the playspaces. Based on the work done with the Bailey School community to identify their playspace needs, the Bailey Baxter Playspace Project is consistent with the City's effort to provide playspaces and programming that are responsive to the needs of the neighborhood. By fostering community ownership over neighborhood parks, the City has effectively bolstered its capacity to develop, maintain and continually improve the shared spaces that help to build thriving neighborhoods throughout the City.

D) Discuss location and impact on surrounding community. Describe the existing conditions of the neighborhood, demographic trends and local need.

Bailey Elementary School and the Baxter Street Park are located in Lower South Providence, one block from Broad Street, the South Side's central commercial corridor, and blocks away from a community library, pharmacy, and community health center. Multiple affordable rental housing developments are within a one mile, including Oxford Place, Parkis Place, Wiggin Village, Colony House, Coddington Court and others.

Bailey Elementary School serves a diverse student population of approximately 485 children, where 93% of students are eligible for free or reduced price lunch, an indicator of wide-spread student and family poverty. In addition, 21% of students receive special education services. Of the total student population, 56.2% are Hispanic, 31.5% are Black, 5.35% are multi-racial, 3.09% are White, 2.67% are Asian, 1.03% is American Indian, and 0.21% is Native Hawaiian.

In addition to the 485 children who attend Bailey Elementary School, the proposed project will significantly improve neighborhood conditions for the surrounding community. A one-half mile radius of Bailey Elementary School includes 13,850 residents. In this radius, 49% earn less than \$25,000 per year, less than half of the statewide median income of \$56,852. Within one-half mile of Bailey Elementary

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School 58.77% of residents are Hispanic, 31.11% are Black, 4.69% are Asian, 2.78% identify as of two or more races, and less than 1% is American Indian.

Significant public investment has been made in this neighborhood throughout the years, including millions of dollars in investment in affordable housing by Rhode Island Housing, several community development corporations and the Providence Housing Authority. Recently, the City of Providence has directed significant funds toward public infrastructure in the neighborhood, including \$4.3 million in funding for bike and pedestrian safety improvements, creative place making, and cultural initiatives focused on revitalizing the neighborhoods around Broad Street.

Lower South Providence is one of five neighborhoods identified by HUD's Healthy Communities Assessment Tool (*HCAT* - see *HCAT.ProvidenceRI.com*) as facing the most negative health challenges in the city. Residents of the neighborhoods surrounding Bailey Elementary School include large populations at increased risk for chronic diseases and associated risk factors, including obesity, stroke, heart disease and diabetes. Hispanic children exceed all other RI ethnic groups in overweight and obesity risk in 7th grade and even in Kindergarten. Statewide, 37.8% of Hispanic and 34.2% of Black teens are overweight or obese compared to 23.3% of non-Hispanic White teens.

Poorly maintained public spaces and lack of recreation opportunities contribute to poor health and perpetuate negative neighborhood perception, low housing values and disinvestment in Lower South Providence. In 2012, the Annie E. Casey Foundation and Providence Children and Youth Cabinet (see support letter) conducted a Youth Experience Survey of 6000 Providence public school students. The results of this survey and intensive community conversations revealed that "Neighborhoods characterized by a lack of safety (and) physical deterioration" are among significant barriers to mental health and academic success for South Providence youth and are priorities for action by the community.

In the Cities Connecting Children to Nature Assessment conducted by the City of Providence Healthy Communities Office and multiple community partners in 2016, Providence children, teens and families identified poor park conditions as central barriers to accessing nature in the City of Providence (see *Exhibit P*). Residents, including 300 third- and fifth-grade Providence Public School students, expressed a strong priority for increased opportunities for positive family interactions in the City's Parks. The Providence Cities Connecting Children to Nature Implementation Plan, created from the assessment, identified improved park conditions, the creation of new natural play spaces and creation of nature learning spaces in school yards as key strategies to increasing residents' access to nature in the City. An additional strategy specified the creation of "Green Schoolyards," including nature elements, outdoor classrooms, school gardens and storm water retention capabilities, as priorities for the Providence Public School district. Partners in the Assessment and creation of the Implementation Plan included the City of Providence Healthy Communities Office, Providence Public Schools, Providence Parks Department, Youth in Action, the Environmental Justice League of Rhode Island, the Partnership for Providence Parks and Groundwork Rhode Island. The Providence Cities Connecting Children to Nature Assessment and Implementation Plan were supported by \$100,000 from the National League of Cities and the Children and Nature Network.

The Bailey Elementary School playground has been deteriorating and out of code for many years and presents an urgent public safety need. Students currently play on a paved surface, with no enrichment opportunities besides a broken play structure that is unsafe and can only accommodate a few children at a time. In 2015, the Bailey School administration approached the Healthy Communities Office for

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help in replacing the broken play equipment. The Healthy Communities Office identified city-owned vacant lots at 56 and 58 Baxter Street, abutting the play space, to contribute to developing a space that is appropriate for the large numbers of children who use it. These lots, formerly the site of foreclosed and abandoned homes, are now serving as an illegal dumping site and are presenting challenges to the neighborhood's health and stability. The Healthy Communities Office further directed \$7500 in City funds to creation designs for a new play space incorporating the existing playground and the vacant lots. The design process included a needs assessment and community charrette to understand the demand for improved recreational facilities at and around the school. School administration, staff and families identified needs for increased recreation opportunities for students, outdoor learning space for students and teachers, and green infrastructure activities such as gardens. The process resulted in designs included in *Exhibit M*.

Baxter Street Park is a public park immediately across the street from the Bailey School playground. The park has not been updated since the late 1980's and is in poor repair. The current park provides few opportunities that address the demand for positive family interactions and nature access identified in the above-referenced work. Improvement of this park will expand public services to the neighborhood by addressing the needs identified by the community itself. Rehabilitation plans include the installation of long-lasting materials to ensure good condition of the space for years to come. The improved park, in combination with the Bailey playspace and adjacent vacant lots will provide an overall community benefit that supports many other investments toward making neighborhood a desirable, safe and healthy place to live.

E) Discuss inclusion of any sustainable and green components and/or design and energy efficiency

The Bailey Baxter Playspace Project supports the City of Providence (City) and The Nature Conservancy's (Conservancy) shared efforts to integrating and institutionalizing sustainable practices for infrastructure projects; while also increase equitable and abundant connections between families and nature. The City implements strategies for mitigating stormwater pollution, increasing energy efficiency, and applying conservation methods. This work is championed by our Sustainability Office and implemented throughout various departments including the Parks Department, the Department of Public Works, the Department of Planning and Development, and in partnership with community-based organizations. The Conservancy launched their Providence Metro Program in 2016 to develop and implement nature-based solutions to address urban environmental challenges and promote social equity. This work is done in partnership directly with the City of Providence and through their work with the Green Infrastructure Coalition, which coordinates more than 40 organizations.

The Bailey Baxter Playspace Project will serve as the demonstration project for Providence's Green Schoolyard Initiative. In January 2016, Providence became one of seven cities nationwide to be awarded a Cities Connecting Children to Nature planning grant from the National League of Cities and Children & Nature Network. The goal of the grant was to develop an implementation plan to increase equitable and abundant connections between children and nature. Partners include The Conservancy, Youth in Action, Environmental Justice League of RI, Providence Parks + Recreation Department, Providence Urban Wildlife Partnership, and the Partnership for Providence Parks. Our implementation efforts emphasize increasing community engagement in and stewardship of local nature spaces, including parks and playgrounds; as well as developing a school district-wide Green Schoolyard Strategy to support increased nature access.

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Additionally, the stormwater management components of the project will serve as a demonstration to build momentum for a proposed stormwater management district to institutionalize sustainable funding for green infrastructure. The City has a proposal to the Narragansett Bay and Watershed Restoration Fund to conduct outreach, develop the necessary ordinances, and complete the remaining technical analysis to develop a stormwater management district. Successful public outreach will require demonstrating concrete benefits to the community from the new investment. The Bailey Baxter Playspace will be a premier showcase of the wide range of community benefits that proactive, nature-based stormwater management will provide.

The Bailey Baxter Playspace Project will support the following sustainability goals and their associated project components:

- Reduction in stormwater runoff by implementing green infrastructure practices including: rainwater harvesting, rain gardens, planter boxes/gardens, permeable and semi-permeable pavements, urban tree canopies, and land conservation.
- Increased education and awareness about sustainability and green infrastructure practices including: outdoor classroom at Bailey; opportunities for food literacy and nature-based science education at Baxter and Bailey; and interpretive signage at Baxter and Bailey, highlighting the sustainability and green infrastructure practices.