



**CITY OF EAST PROVIDENCE
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
REQUEST FOR QUALIFICATIONS
RFQ EP25/26-010
HEALTH MONITORING SERVICES
AT THE NEW EAST PROVIDENCE COMMUNITY CENTER**

NON-MANDATORY PRE-BID MEETING TUESDAY, MAY 19, 2026, AT 11:00AM

BID OPENING TUESDAY, JUNE 2, 2026, AT 11:00AM

SPECIFICATIONS

I. INTRODUCTION

The City of East Providence requests proposals from qualified healthcare providers to lease designated space within the new East Providence Community Center, located at 610 Waterman Avenue, for the operation of health monitoring services.

The City seeks proposals that will benefit the City and its residents by expanding access to high-quality, affordable health services for East Providence residents. Successful proposals will demonstrate the ability to provide health monitor services. Respondents are encouraged to incorporate preventive care, chronic disease management, telehealth capabilities, and wraparound support services.

The City seeks to identify a qualified healthcare provider or health services team with the capacity, clinical expertise, and community commitment to operate the health monitoring suite at the Community Center. A variety of service delivery models are welcome, including integrated primary care or mobile health unit coordination, and telehealth platforms.

Redevelopment of health services at the Community Center offers a provider a chance to lead a meaningful public-private partnership with access to newly constructed health monitoring space in the center of the City.

Proposals will be evaluated based on overall project merit, alignment with community health goals, operational feasibility, public benefit, and the respondent's capacity to execute and sustain programming. Financial terms will be one of several factors in the selection process.

II. BACKGROUND

The City of East Providence is constructing a 19,466 square foot community center at 610 Waterman Avenue. The site is centrally located on the campus of the City's Robert Rock Senior

Center, directly across the street from East Providence High School via a pedestrian bridge and is accessible from major bus lines.

The building has been designed to include a dedicated health monitoring suite where residents can receive health screenings and monitoring services, individual rooms for personal telehealth or virtual education meetings and classes, a multi-purpose gymnasium (including basketball, futsal, volleyball, and pickleball striping), multi-purpose classroom space for adult education and workforce development programming, community meeting space, and outdoor recreational areas.

Due to its location adjacent to the senior center and high school, the Community Center is ideally positioned to serve as a hub for intergenerational health and wellness activities. The center is also planned to host after-school educational programs, adult education and workforce development programming, creating a convenient location for youth and families who will benefit directly from co-located health monitoring services.

Funding for the Community Center has been provided by the Rhode Island Pandemic Recovery Office's Community Learning Center municipal grant program (funded by the U.S. Department of the Treasury), Congressional Directed Spending funds administered through the U.S. Department of Housing and Urban Development (HUD), and a portion of East Providence's share of federal American Rescue Plan Act (ARPA) funds. Construction is expected to be completed October 31, 2026.

The respondent selected under this RFQ must accept the designated space in “as is” condition with respect to existing fixtures and mechanical systems and will be responsible for any tenant fit-out costs specific to clinical operations, subject to City approval.

III. DESIRED SERVICES

The City welcomes creative and comprehensive proposals that align with the City’s health and wellness objectives, including, but not limited to, those outlined below.

Patient Services:

- Acute illness evaluation and treatment
- Chronic disease management (hypertension, diabetes, asthma, etc.)
- Preventive screenings and annual wellness visits
- Pediatric and adult care across all age groups
- Referral coordination to specialists and hospital systems

Health Monitoring Services:

- Blood pressure, glucose, and BMI screenings
- Cardiovascular and respiratory monitoring
- Vision and hearing screenings
- Coordination of results with primary care and specialist follow-up

Additional Encouraged Services:

- Mental health and behavioral health support services
- Nutrition counseling and wellness programming
- Senior-focused services including fall prevention and memory screening
- Youth health and sports physicals in coordination with East Providence High School

- Mobile health unit coordination for community outreach events
- Vaccination Clinics
- Fitness/Activity/Wellness

The City considers the following components **mandatory** for all responsive proposals:

- Health monitoring services available to the public must be part of the service offerings in this space.

The goal of this project is for health services to be affordable and accessible to all East Providence residents, including those who are uninsured or underinsured. Respondents should describe their sliding fee scale, Medicaid/Medicare acceptance, and any charitable care policies.

IV. REGULATORY AND LICENSING COMPLIANCE

The East Providence Community Center at 610 Waterman Avenue is a municipally owned building. All proposed health services must comply with applicable federal, state, and local regulations governing healthcare delivery in Rhode Island, including but not limited to:

- Rhode Island Department of Health (RIDOH) licensing requirements for primary care clinics and walk-in centers
- HIPAA privacy and data security standards
- Rhode Island Board of Medical Licensure and Discipline requirements
- ADA accessibility standards for patient areas
- OSHA standards for clinical environments
- Applicable life safety and fire code requirements

Respondents should anticipate early and ongoing coordination with the City's Building Official, the Rhode Island Department of Health, and other relevant regulatory bodies throughout the permitting and licensure process. Proposals must clearly describe the respondent's licensure status and any anticipated regulatory approvals needed prior to operations commencing.

V. COMMUNITY NEED AND MARKET CONTEXT

The construction of the health monitoring suite of the East Providence Community Center was funded through the Rhode Island Pandemic Recovery Office's Community Learning Center municipal grant program (funded by the U.S. Department of the Treasury). A requirement of the funding is that the facility provides access to health monitoring services for a minimum of five years from the date the building becomes operational.

The City of East Providence has a population of approximately 47,000 residents and there is a demonstrated need for access to healthcare providers and health monitoring. The health monitoring suite is intended to meet the needs of East Providence residents including those who are uninsured, underinsured, and those who lack a regular primary care provider. Co-locating health monitoring services within this facility represents a significant opportunity to meet multiple community needs simultaneously.

The Community Center's design specifically incorporates a health monitoring suite as a core program element, reflecting the City's recognition that preventive health and community wellness are inseparable from educational and recreational programming.

VI. CITY PARTNERSHIP

The City of East Providence is committed to working collaboratively with a qualified health services provider to ensure the successful launch and sustained operation of health monitoring and primary care services at the Community Center. The City recognizes the complexity of establishing clinical operations and will make every effort to support the selected respondent through the following:

Public-Private Partnership Approach:

The City is prepared to explore a range of partnership structures, including below-market or zero-dollar lease arrangements in exchange for health monitoring services to the public.

Ongoing Municipal Cooperation:

The City will designate a primary point of contact to streamline communication, facilitate access to Community Center scheduling and facilities management, and support coordination with the Recreation Department and the adjacent Senior Center.

The City will retain ownership of the Community Center property. Potential structures include, but are not limited to: a long-term lease of designated clinical and health monitoring space; a joint programming agreement between the City and the selected provider; and a community benefit agreement outlining service commitments, affordability requirements, and performance metrics.

VII. SUBMISSION REQUIREMENTS

All proposals must be in narrative format and must clearly describe the proposed health services model. For a proposal to be deemed complete, it must contain the following items:

1. AGENCY INFORMATION

- Name of organization or firm
- Business address, including city, state, zip code, and phone number
- Contact person, phone number, and email for detailed questions
- Indicate whether incorporated and, if so, when
- If not incorporated, name of owner(s)
- Organization background and mission
- Demonstrated commitment to community health and underserved populations
- Existing or historical connection to East Providence
- Indicate whether the organization has ever defaulted on a contract and, if so, when and why
- Current licensure status with RIDOH and relevant regulatory bodies

2. SERVICE CONCEPT

Service Model: Identify the proposed health services and describe why the specific model was chosen. Provide supporting information and data justifying why the proposed service model will successfully meet the health monitoring services required.

Space Description: Describe in detail the proposed use of the dedicated health monitoring room and any, including proposed layout, equipment needs, patient flow, and accessibility features.

Community Benefit: Describe the project's benefits to the City, seniors, youth, and area residents, including affordability policies, sliding fee schedules, and charity care commitments.

Neighborhood Impact: Describe the expected operational impact on the Community Center and adjacent neighborhood, including expected hours of operation, patient volume, parking and access needs, and any impacts on other Community Center programming.

Timeline: Provide a timeline of all major components of service launch, including licensure, build-out, hiring, and patient intake.

3. PROJECT TEAM

- Describe the background and relevant clinical experience of the organization and any partners or sub-contractors. Describe the background and experience of the designated Medical Director, site administrator, and other key personnel, including their roles.
- Describe the relationship or role the respondent will have with the City, the Recreation Department, the Senior Center, and other community stakeholders.
- Provide professional and clinical references from similar health center projects.

Respondents may be asked to provide additional information, as needed to assist the City in the decision-making process.

VIII. SELECTION PROCESS & CRITERIA

Responses will be evaluated on the relative merits of the proposal. Proposals will be assessed generally on their overall benefit to the City, financial feasibility, benefits to the community, and quality of the proposed service model. Respondents may be requested to present their proposal before City staff.

The following criteria will be used to evaluate responses:

- Proven success in operating community health centers, walk-in clinics, or FQHCs
- Demonstrated commitment to serving uninsured, underinsured, and Medicaid-enrolled patients
- Ability to organize and leverage federal, state, and philanthropic health funding
- Clinical and operational expertise in primary care and preventive health monitoring
- Type of relationship being proposed between the City and the respondent
- Financial structure and degree of financial commitments from other funding sources
- Financial feasibility of the proposal and proposed timeline to operations
- Business plan detailing the scope and viability of health monitoring and walk-in services
- Plan to detail how health monitoring services will remain accessible to all Community Center users
- Potential positive and negative impacts on the adjacent neighborhood and Community Center operations
- Response from professional and clinical references

IX. GENERAL CONDITIONS

- The City reserves the right to reject any and all proposals, to waive any informality, and to select and negotiate services in the best interest of the City;
- The respondent will abide by all applicable federal, state, and City regulations in the performance of health services at this facility;
- The City reserves the right to accept all or part of any proposal, and to negotiate a contract for services and costs with the selected respondent.

X. CITY CONTACTS

Any questions regarding the RFQ may be directed in writing to both Dominic Leonardo, Senior Planner, at dleonardo@eastprovidenceri.gov and Jessica Lamprey, Procurement Specialist at jlamprey@eastprovidenceri.gov no later than **FRIDAY, MAY 22, 2026, BY 4:00PM.**