

QUONSET DEVELOPMENT CORPORATION

Request for Proposal (RFP) QDC 2025-006

Development of a Shipyard within the Quonset Business Park
Quonset Business Park, North Kingstown, RI

The Quonset Development Corporation (“QDC”), a quasi-public agency of the State of Rhode Island, is seeking proposals from qualified firms to enter a 25-year land lease for the development and operation of a modern shipyard within the Quonset Business Park (the “Park”). QDC leases, but does not sell, property within the Park. The shipyard will support shipbuilding, repair, and/or related maritime activities, leveraging Rhode Island’s rich maritime heritage—from colonial shipbuilding in Newport and Wickford, to WWII production at Walsh-Kaiser in Providence, to the significant contributions of Electric Boat General Dynamics at Quonset Point building submarines for the U.S. Navy, and current operations like J. Goodison Company and Senesco Marine—to enhance the state’s blue economy. This Request for Proposals (RFP) advances QDC’s mission to foster economic growth by creating jobs, stimulating private sector investment, and expanding the tax base for the benefit of Rhode Island citizens.

The Quonset Business Park, located in North Kingstown, Rhode Island, traces its origins to 1941 when the U.S. Navy established Naval Air Station Quonset Point and the adjacent Davisville Construction Battalion Center to support World War II efforts. The area played a pivotal role in military production and logistics, including shipbuilding and aviation support. Following the base’s closure in 1974, the State of Rhode Island repurposed the 3,200-acre site into a commercial and industrial hub. The QBP has been under QDC’s management since 2005. Today, QBP hosts over 250 companies and more than 14,000 jobs, with robust infrastructure including rail, road, and waterfront access, making it a cornerstone of Rhode Island’s economy and an ideal location for maritime innovation.

Interested firms may obtain Request for Proposal package(s) by sending a request to info@quonset.com, and the PDF proposal package will be sent within a reasonable amount of time Monday through Friday between 8:30AM and 4:00PM, except holidays.

No pre-proposal conference will be conducted; any questions must be emailed to the Point of Contact designated in the RFP by May 15, 2025, 4:00 PM EST. Responses and addenda will be emailed to all registered Proposers by May 27, 2025 and will be considered as a part of this RFP.

Proposals must be submitted to QDC at the address listed below no later than 4:00 PM EST on June 6, 2025. One original, one electronic copy, either on CD or flash drive, and four paper copies shall be submitted to:

Steven J. King, P.E.
Managing Director
Quonset Development Corporation
Development Services
95 Cripe Street, North Kingstown, RI 02852

The proponent assumes responsibility for proposals submitted by mail or commercial delivery service. Facsimile and email submissions will not be accepted.

This advertisement does not constitute an offer on the part of QDC; rather, it is placed in order to solicit proposals. The Corporation reserves the right to reject any and all proposals received, to waive any formalities in the proposals received, and to accept those proposals which in its sole judgment best serves the interests of the Corporation.