# CIT
### CENTER FOR INNOVATIVE TECHNOLOGY

**Smart Town Center Specification**
**Request for Information (RFI)**
**Responses:** vasmart@googlegroups.com

## INTRODUCTION

The Center for Innovative Technology (CIT) is supporting Stafford County ("Stafford") in the process of developing a new "smart" Town Center to be known as Downtown Stafford. Stafford intends to issue a Request for Proposals (RFP) to developers and other interested parties later in 2019 for initial construction of Downtown Stafford. This Request for Information (RFI) is to help CIT support Stafford in developing the details of the vision ("specification") for inclusion as part of the Stafford RFP, specifically for those aspects of the project that will help make Downtown Stafford "smart". One aspect of CIT's support for Stafford is the collection of an "Innovation Library" to be made available to Stafford planners and, at their discretion, developers or others who respond to an eventual Downtown Stafford RFP and seek ideas for innovation.

This RFI is an open invitation to contribute innovative ideas on various aspects of making Downtown Stafford "smart". No funding will be provided and no procurement is intended to result from this RFI process. The resulting Innovation Library will be made available to Stafford, who at their sole discretion may reference or use some, all, or none of the concepts and ideas in the Innovation Library, with or without attribution or further consideration.

Any submitted ideas will be considered to be public information, and no Non-disclosure agreements will be entered into regarding information submitted in response to this RFI; thus, no proprietary or other restricted information should be included in any response. While any submission that includes attribution will not be altered for inclusion in the Innovation Library, CIT reserves the right to re-use, summarize, modify, combine similar ideas or other actions that aggregate information and concepts; such combined outputs will be identified as such, and will include links to original submissions if they are substantially re-used in the combined output.

## INFORMATION SOUGHT

This RFI seeks short, stand-alone inputs on specific aspects of "smart" approaches as they apply to Downtown Stafford. Details on how to submit ideas or concepts are provided at the end of this RFI. The conceptual plans for Downtown Stafford and other data justifying its development and land use mix is available at:

https://www.dropbox.com/s/bibpqqjz34ccf0i/Downtown%20Stafford-BoardWorkshop_180814-DRAFT6.pdf?dl=0

While the form of the response to this RFI is at the discretion of respondents, the organizing principle being used to structure responses in the Innovation Library is a series of linked plans as indicated below, with topics of interest aligned to those plans. Potential respondents are reminded that the officials in Stafford do not know what they do not know and innovative and creative uses of "smart" technologies are encouraged to be part of what is intended as an ongoing dialogue.

*Technology Plan example topics*
- How will smart street , pedestrian , and parking garage lighting be addressed?
- How will mobility within Downtown Stafford and immediate environs be addressed, including consideration of pedestrian traffic, parking, and evolving short range means of transport such as scooters or autonomous shuttles and autonomous vehicles?
- How will parking guidance systems and smart parking technologies be incorporated?
- How will mobility be addressed between the Downtown Stafford area and the larger region. Are regional transportation capabilities (eg., shuttle bus hub) included? How is traffic managed?
- What public safety provisions are included?
- How will the use of cameras in public places including streets, open outdoor areas, special event areas, and parking garages be utilized?
- How will accessibility issues be addressed?
- How will environmental issues such as weather conditions, pollution levels, energy efficiency, water use, wastewater treatment be addressed?
- How will sensors for dumpsters and trash cans to monitor levels and dispatch trash removal resources be utilized?
- How will smart building and energy management systems be incorporated in Downtown Stafford?
- How will public space and utility space (such as merchant deliveries, infrastructure maintenance etc) be incorporated into Downtown Stafford design?
- What type of broadband infrastructure will be implemented?  What type of conduits and duct banks will be built throughout Downtown Stafford?  Who will provide ISP services on that infrastructure? How will it be made available to users and utilities within Downtown Stafford?
-  How will 5G deployment be accommodated within Downtown Stafford and beyond?
- What features will be incorporated into the design to support community resilience in terms of both normal operating failures or issues, as well as possible external events such as weather events or natural disasters?
- How will all these technologies be integrated; what shared platforms and what open standards should be incorporated?

*Financial Plan example topics*
- What is the funding model proposed? If a Public-Private Partnership (P3) type of construct is suggested, what guidelines should be considered for both the initial expenditure structure and the downstream revenue-sharing model.
- What investment is required of the County/Town? What control over operation of Downtown Stafford does this investment provide?

*Operating Plan example topics*
- Who will operate which portions of Downtown Stafford?
- How is maintenance handled and funded?
- What type of joint public/private governance is anticipated?
- How can rental fees, incentives, and similar be employed and controlled to maintain a desired mix of tenants, merchant types, public usage and other stakeholder involvement?

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*Information and Innovation Plan example topics*

- Who will own data generated by various technologies in Downtown Stafford?
- What information will be made available to the public and how will information requests be handled?
- What provisions will be put in place to handle cybersecurity and privacy concerns related to data and data usage? How will critical infrastructure elements and IoT devices be protected from cyber attacks?
- What types of data analytics are proposed, and how will the outputs of the analytics be used to better manage Downtown Stafford operations or provide additional services?
- How will public outreach and information as well as public dialogue and feedback be handled both initially and on an ongoing basis?
- Regarding data generated in Downtown Stafford, what business models are available that do not incentivize data resale by commercial data aggregators?
- How will ongoing innovation be encouraged by the structure of Downtown Stafford? Innovation here means both usage of and upgrade to innovative technologies that evolve during the life of Downtown Stafford, as well as features that attract innovators to locate in the area?
- What data storage/processing/data center/cloud capabilities will be incorporated into Downtown Stafford?

## RFI SUBMISSIONS

RFI submissions will be accepted until August 30, 2019. However, it is expected that Stafford will be finalizing their procurement concepts and documents for Downtown Stafford during the summer of 2019, so submissions before the end of June will have the greatest visibility during their planning process.

Information submitted may take the form of short white papers (3 pages or less), two-page product brochures or similar. Submissions must be less than 10MB to be included in the Innovation Library. An individual or entity may submit more than one concept, although CIT reserves the right to limit the number of ideas from any individual or entity that are incorporated into the Innovation Library. The most useful level of detail would be a response or concept targeted specifically to one or a small number of related questions similar to those above. Submitters are encouraged to include contact information and identify the specific topic to which they are responding either in the response itself or in a short cover note with an e-mail submission. While CIT will strive to acknowledge each submission, we may or may not engage in any further interaction around submitted concepts.

Submissions may be emailed to: vasmart@googlegroups.com