

THE RHODE ISLAND DEPARTMENT OF ADMINISTRATION

**INVITATION TO SUBMIT LEASE PROPOSALS RELATED TO RENTAL OF
STORAGE AND ASSEMBLY SPACE FOR THE STATE BOARD OF
ELECTIONS.
LP-115**

The Rhode Island Department of Administration, in order to secure storage and assembly space for the Board of Elections invites lease proposals from interested principals only.

A **mandatory** pre-bid Informational Conference will be held on June 11, 2007.

Informational Conference

Date: June 11, 2007

Time: 10:00 A.M.

Location: State Board of Elections – 50 Branch Avenue, Providence, RI 02904

A Disclosure Certificate must be submitted to the Department of Administration at the scheduled Informational Conference. Disclosure Certificates and the State of Rhode Island Standard Lease can be obtained by contacting Marlene McCarthy-Tuohy (222-1285) at the R.I. Department of Administration, Division of Capital Projects and Property Management.

Lease proposals should be addressed to facilities that conform to the following condition:

1. Located along the Interstate 95 corridor between the City of Pawtucket and the City of Cranston, serviced by public transportation, and visible to the public.
2. Contain approximately 6,000 square feet of open storage and assembly floor space including a minimum of one shared restroom.
3. The lessor shall provide a minimum of ten 10 dedicated parking spaces located in close proximity to the facility, which shall be included in the price per square foot. Preference is for contiguous parking next to the building. This lighted parking area shall include handicapped spaces as required by code.
4. The lessor provides water, sewage, heat, air-conditioning, electricity, snow and ice removal, rubbish removal, building maintenance, shared delivery/loading area, fire alarm and sprinkler system, and security alarm system. The facility must be accessible twenty-four (24) hours per day and seven (7) days per week. All of the above-referenced costs must be included in the square foot rental charge.

5. Are in strict compliance with all the appropriate local, state, and federal codes, including but not limited to, the Americans with Disabilities Act of 1991, the Rhode Island Fire Code, the Architectural Barriers Act of 1968, the Rehabilitation Act of 1973, and the Rhode Island General Laws, as amended and reenacted (37-8-15) for access for the physically handicapped, and those relating to hazardous substances, hazardous wastes and asbestos abatement.
6. Shall comply with energy efficient standards and program requirements of the Statewide Energy Conservation Office and Section 37-8-17 of the Rhode Island General Laws.
7. The lessor shall provide architectural and interior design services to develop a warehouse/assembly layout and renovation for occupancy. All preparations, build-out and/or renovations to the premises shall be provided at no additional cost to the lessee. The lessor must comply with all laws related to the prevailing wage rate and R.I.G.L. 37-14.1 (Minority Business Enterprise) for all build-out renovation and/or refurbishing work.
8. Is available for occupancy on or before December 1, 2007.
9. Present a lease that includes the following:
 - a) a thirteen (13) month term from December 1, 2007 to December 31, 2008
 - b) a month cancellation notice
10. The lessor shall propose leased monthly rental payments.

This advertisement does not constitute an offer on the part of the State of Rhode Island, but it is placed in order to invite proposals for warehouse and assembly quarters as described. The Department of Administration reserves the right to reject any and all proposals for any reason deemed not to be in the State's best interest including without limitation the availability of funding.