

THE RHODE ISLAND DEPARTMENT OF ADMINISTRATION

**INVITATION TO SUBMIT LEASE PROPOSALS RELATED TO RENTAL OF
OFFICE SPACE FOR THE
DEPARTMENT OF HUMAN SERVICES MIDDLETOWN/NEWPORT OFFICE
AND ASSOCIATED PARKING FACILITIES
LP - 142**

The Rhode Island Department of Administration, in order to secure administrative office space for the Department of Human Services invites lease proposals from interested principals only.

A mandatory pre-bid Informational Conference will be held on August 10, 2009.

Mandatory Informational Conference

Date: August 10, 2009
Time: 10:00 a.m.
**Location: Department of Administration Building -One Capitol Hill, Providence
Conference Room B – Second Floor**

Disclosure Certificates, the Informational Conference / Specifications Booklet and the State of Rhode Island Standard Lease can be obtained by contacting John P. Ryan (222-4240) 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 conditions.

1. Located in the Town of Middletown or City of Newport, serviced by public transportation, visible to the public, and in close proximity to major highways.
2. Contain approximately 11,000 square feet of usable continuous office space to include the following: private offices, open office area, reception/waiting area, public and private restrooms, conference rooms and lunchroom. A conceptual program layout will be provided at the informational conference.
3. The lessor shall provide seventy-five (75) dedicated parking spaces for staff that is located in close proximity to the facility, which shall be included in the cost per square foot. Preference is for contiguous parking spaces next to the building. This lighted parking area will include handicapped spaces as required by code.
4. The lessor provides water, sewer, heat, air conditioning, electricity, snow and ice removal, shared delivery/loading area, fire alarm and sprinkler system, security alarm system, janitorial services, pest control services, building maintenance, trash and

rubbish removal, recycling services, telecommunications/data category 6 wiring, window blinds, interior and exterior signage, all of which shall be included in the square foot rental charge. A percentage of the facility must have operable windows and/or include a humidification system as part of the HVAC system. The HVAC system must be tested twice per year to insure adherence to OSHA standards. 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 office layout and renovation for occupancy of the leased premises. 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 R.I.G.L. 37-14.1 (Minority Business Enterprises) for all build-out renovation and/or refurbishing work.
8. Is available for occupancy with build-out renovation and/or refurbishing by the lessor on or before January 1, 2010.
9. Present a lease that includes the following:
 - a) a five (5) year term
 - b) a five (5) year renewal option
 - c) includes a one-year cancellation clause
10. The lessor shall propose level monthly rent payments, all-inclusive for the first term.

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 office quarters as described. The Department of Administration reserve 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.